

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

The application site comprises the site of the former Cooperative department store, which was demolished in circa 2020. Following demolition and site clearance the site has most recently been used temporarily as a site compound in connection with the public realm/highway works in the town centre. This temporary use as a site compound ceased in October 2023.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

AL5 3NS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.57

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Retrospective planning application for temporary theatre (including auditorium, foyer, bar area, box office, toilets, stage, backstage and storage) (Sui generis); together with associated servicing area; external waste storage, above ground fuel tanks, external heaters and power generators; pedestrian ramps (for external Stage Door and Fire Exits); alterations to and additional asphalt hardstanding; alterations to vehicle access gates on Hythe Street; alterations to means of enclosure to introduce fire escape gates; on-site security (V Mesh) fencing and external lighting.

Has the work or change of use already started?

- Yes
 No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

30/10/2023

Has the work or change of use been completed?

- Yes
 No

Existing Use

Please describe the current use of the site

The application site comprises the site of the former Cooperative department store, which was demolished in circa 2020. Following demolition and site clearance the site has most recently been used temporarily as a site compound in connection with the public realm/highway works in the town centre. This temporary use as a site compound ceased in October 2023.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The application site comprises the site of the former Cooperative department store, which was demolished in circa 2020. Following demolition and site clearance the site has most recently been used temporarily as a site compound in connection with the public realm/highway works in the town centre. This temporary use as a site compound ceased in October 2023.

When did this use end (if known)?

30/10/2023

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

None

Proposed materials and finishes:

External Walls: 4mm Trovidur ESA PVC Sheet (Colour White) ; Internal Walls: MDF Boards; Internal Wall Linings: Polyester Fabric

Type:

Roof

Existing materials and finishes:

None

Proposed materials and finishes:

External Roof: PVC Roof (Colour: White) ; Internal Roof Lining: Polyester Fabric

Type:

Doors

Existing materials and finishes:

None

Proposed materials and finishes:

Double Entrance Doors: Aluminium Frame with Glass window (Colour: White); Double Emergency Exit doors Aluminium Frame with Plastic panel (Colour: White)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

2.4m Steel Palisade perimeter fencing (Colour: Dark Blue), with 2 No. 6m wide matching Steel Palisade gates

Proposed materials and finishes:

2.4m Steel Palisade perimeter fencing (Colour: Dark Blue) retained, with 1 No. 6m wide existing Steel Palisade gate retained on Orchard Street. Alterations to Steel Palisade gate on Hythe Street (to increase width from 6m to 8m); introduction of 6 No. metal gates into existing Steel Palisade fence (4 No. fronting Orchard Street and 1 No. Hythe Street) to be used as emergency exits; introduction of powder coated pre-galvanised steel wire V Mesh security fencing

Type:

Vehicle access and hard standing

Existing materials and finishes:

Majority of site crusted stone fill, with tarmac hardstanding (accessed from Orchard Street and tarmac access route from Hythe Street)

Proposed materials and finishes:

Existing tarmac hardstanding to be retained and extended with additional asphalt hardstanding areas created in the following locations: - between temporary theatre and Hythe Street access; - in north west corner of site (to aid emergency exit routes); - in two areas between the temporary theatre and Orchard Street (to aid emergency exit routes)

Type:

Other

Other (please specify):

Base Platform

Existing materials and finishes:

None

Proposed materials and finishes:

Galvanised steel scaffolding poles; Phenolic Ply base with 18 mm chipboard overlay

Type:

Lighting

Existing materials and finishes:

None

Proposed materials and finishes:

8 No. new 6m root mounted lighting columns to KCC coastal specification with new CU Phosco LED P863 128 P4 luminaire, having a maximum light output of 6.35klm, (optic setting: W5-325-43W), post top, 0 degree tilt. Column to be wet painted. Column and luminaire finished in black RAL 9005; 5 No. new 6m root mounted lighting column to KCC coastal specification with new CU Phosco LED P863 128 F2 luminaire, having a maximum light output of 14.53klm, (optic setting: W5-750-95W), post top, 0 degree tilt. Column to be wet painted. Column and luminaire finished in black RAL 9005

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

- Site Layout Plan (Drawing No. 1000009506-4-0100-00-00)
- Existing Site Block Plan (Drawing No. 1000009506-4-0030-01)
- Proposed Site Block Plan (Drawing No. 1000009506-4-0100-01)
- Proposed Floor Plan (Drawing No. 1000009506-4-0100-03)
- Proposed Roof Plan (Drawing No. 1000009506-4-0100-04)
- Proposed Illustrative Perspectives (Drawing No. 1000009506-4-0100-05)
- Typical Sections (Drawing No. 1000009506-4-0150-01)
- Vehicle Tracking Plan (Drawing No. 1000009506-4-6110-01)
- Proposed Elevations (Drawing No. 1000009506-4-0150-02)
- Proposed Lighting Layout (Drawing No. 1000009506-4-1300-0001)
- Proposed Lighting Schedule (Drawing No. 1000009506-4-1300-0002)
- Lighting Calculation Layout Report (1000009506-PCL-LCP-4-P00-1-V0)
- Lighting Calculation Roadway Report (1000009506-PCL-LCP-4-P00-2-V0)
- Lighting Brochure (CU Phosco)
- Design & Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See Drainage Strategy which supports planning application.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

The proposals include two waste/recycling stores located between Tent 2 and the Hythe Street site boundary. The larger area is the southern store, which will be used for general waste and recycling (excluding glass). This area has been designed to accommodate 6 No. 1100L wheeled bins. The northern waste store is purely for the storage of glass recycling and is located close to the theatre's bar, where most glass will be derived. This smaller area would accommodate 8 No. wheelie bins.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

The proposals include two waste/recycling stores located between Tent 2 and the Hythe Street site boundary. The larger area is the southern store, which will be used for general waste and recycling (excluding glass). This area has been designed to accommodate 6 No. 1100L wheeled bins. The northern waste store is purely for the storage of glass recycling and is located close to the theatre's bar, where most glass will be derived. This smaller area would accommodate 8 No. wheelie bins.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

Theatre (Sui Generis)

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

2406

Net additional gross internal floorspace following development (square metres) (d = c - a):

2406

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	2406	2406

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

Other (Please specify)

Other (Please specify):

Temporary Theatre (sui generis) (expected performance hours)

Unknown:

No

Monday to Friday:

Start Time:

12:00

End Time:

23:00

Saturday:

Start Time:

12:00

End Time:

23:00

Sunday / Bank Holiday:

Start Time:

12:00

End Time:

23:00

Use Class:

Other (Please specify)

Other (Please specify):

Temporary Theatre (sui generis) (expected box office opening hours)

Unknown:

No

Monday to Friday:

Start Time:

12:00

End Time:

18:00

Saturday:

Start Time:

12:00

End Time:

18:00

Sunday / Bank Holiday:

Start Time:

12:00

End Time:

18:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Assistance given in relation to how the planning department would deal with a temporary planning application and advice provided on local validation requirements.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Justin

Surname

Mills

Declaration Date

30/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Karen Crowder-James

Date

06/12/2023