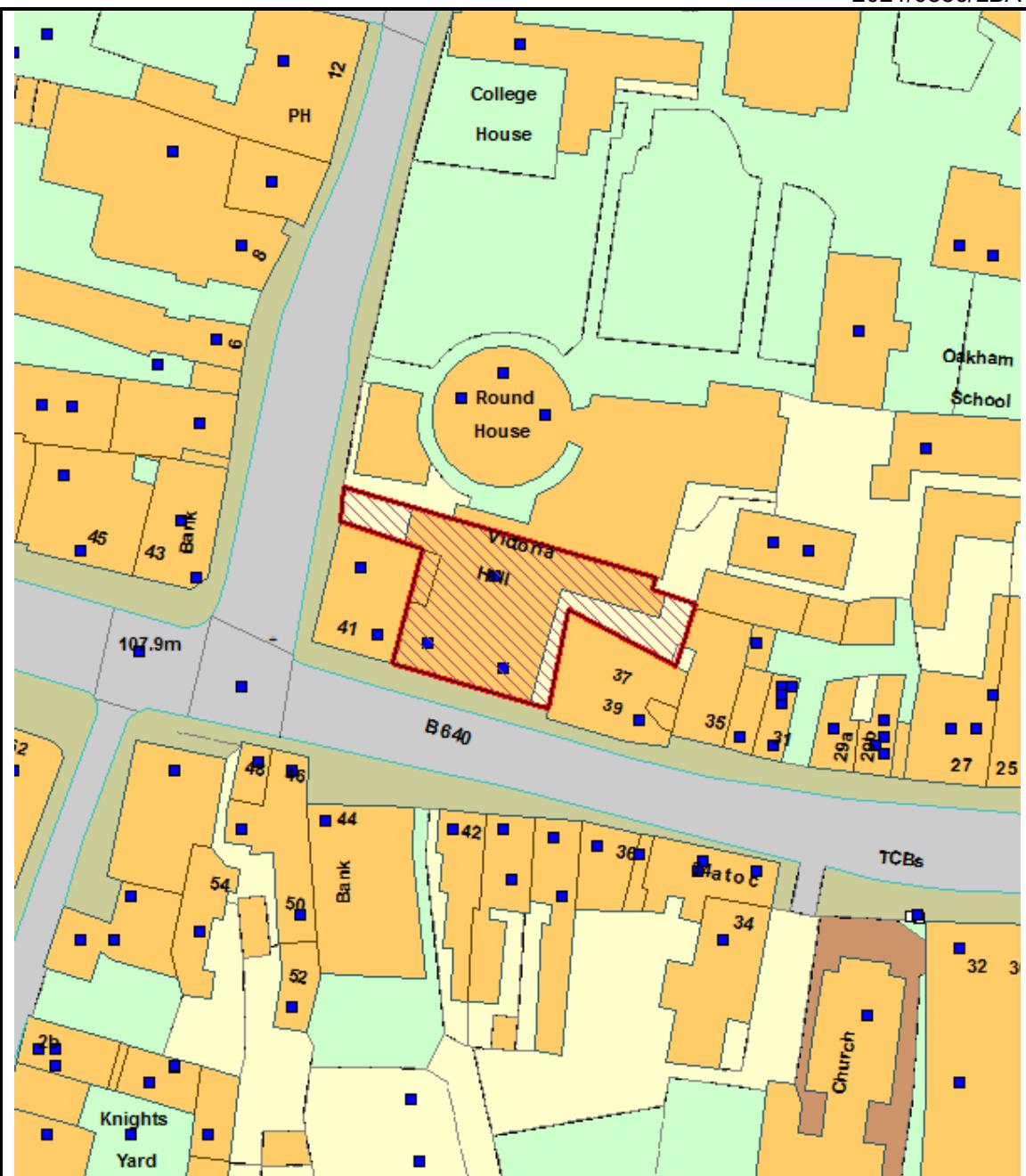


2021/0856/LBA



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2021/0856/LBA	ITEM 4			
Proposal:	The refurbishment and conversion of the Victoria Hall to a 2 Screen digitally equipped cinema with a cafe bar, foyers, multi-use 'lounge' and ancillary facilities.				
Address:	Victoria Hall 39A High Street Oakham Rutland LE15 6AH				
Applicant:	Rutland Kino	Parish	Oakham Town Council		
Agent:	Philip Meadowcroft Architects	Ward	Oakham NE Ward		
Reason for presenting to Committee:	Locally significant application				
Date of Committee:	2 November 2021				
Determination Date:	3 November 2021				
Agreed Extension of Time Date:	3 November 2021				

EXECUTIVE SUMMARY

The proposed works to the Victoria Hall are acceptable with most of the works being reversible. It is therefore considered that the development would not have any adverse impact on the character and appearance of the listed building subject to the conditions listed below.

RECOMMENDATION

APPROVAL,

1. The works shall begin before the expiration of 3 years from the date of this consent.
Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. Before any works hereby approved commence large scale details of the following items shall be submitted to and approved in writing by the Local Planning Authority:
 - Large scale details of proposed glazed entrance lobby (including fixings).
 - Large scale details of proposed handrails to the step at the front entrance (including fixings).
 - Large scale details of proposed film poster display boxes (including fixings).
 - Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
 - Large scale details of the proposed signage to be installed on the existing canopy (including fixings)
 - A schedule and annotated plans/drawings to a scale of not less than 1:20 showing the full extent of the works shall be submitted to and approved in writing by the Local Planning Authority and no works shall be undertaken except in accordance with these details.

Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

3. Prior to any works commencing precise details of the location for the careful storage of any doors to be removed as part of the works hereby approved shall be submitted to and agreed in writing by the local planning authority. The doors shall be carefully stored and made available for inspection on request by the Local Planning Authority. The doors shall be stored in perpetuity unless reinstalled in the Hall or as otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

Site & Surroundings

1. The application site relates to the Victoria Hall which is a Grade II Listed Building located in the centre of Oakham town centre on High Street. The building is two storey hall constructed from ashlar stone.
2. The site is surrounded by commercial, retail, recreation and residential land uses. The closest residential properties include Oakham School boarding flats to the rear of the hall and the residential flats located in the internal courtyard accessed via High Street to the east of the hall.
3. The application site is located within Oakham Conservation Area

Proposal

4. The application proposes works to convert the Victoria Hall into a boutique cinema. It is proposed to install 2 screens with 89 seats in one auditorium and 30 in the other. It is also proposed to have two further spaces which can be used to complement other community activities. The two screens will show the latest films as well as more specialised content including independent, classic and world cinema releases, and live screenings of theatre, music and opera productions. The smaller auditorium can cater to parents/carers and babies; retired persons; kids clubs and will be available for private hire. Both screens will be fully accessible and will be serviced by a lift.
5. Complementing the cinema will be a café seating 40 which will offer locally sourced meals and drinks throughout the day: coffees and pastries, sharing boards, small plates and a range of wines, beers and soft drinks.
6. The applicants have indicated that the proposal is to provide a new space for the community to enjoy films, lectures (working with U3A and Arts Society) or simply time with friends. Throughout the day, the space can cater to different audiences from parents and babies in the mornings, pensioners at lunch and working families in the evenings. At weekends, kids clubs and films for teenagers can also make up the programme. The versatile lounge space can be reconfigured for different groups such as film or book clubs, knitting groups or simply private hire.
7. The proposed works to the building include the following:
 - Limited change to the High Street frontage
 - Main entrance doors are retained with a glazed screen with automatic doors installed in the entrance hall

- Black metal hand rails will be installed to both sides of the existing steps
- There is also a step free access from Church Street for wheelchair users
- The existing canopy is retained and adapted
- The existing display boards will be replaced with two double quad film poster display boxes
- There are no proposed changes to the ground and first floor windows
- Internal acoustic upgrading is proposed along with additional secondary glazing
- A number of internal alterations are also proposed including the removal of several doorways. The majority of the alterations are reversible.
- Installation of two new screens within the existing hall

Relevant Planning History

No relevant planning history

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 16 - Conserving and enhancing the historic environment

Site Allocations and Policies DPD (2014)

SP20 - The Historic Environment

Core Strategy DPD (2011)

CS22 - The Historic and Cultural Environment

Consultee Comments

8. Conservation Officer

Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street. It is within the Oakham Conservation Area.

It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. Its name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.

Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events

Whilst I have no objection in principle to the proposal, I am concerned that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. I would have expected such an analysis (including photos) as part of the HIA and, if Consent were to granted for their removal, details of where they are to be "carefully stored".

Subject to the submission of satisfactory further information on the doors it is proposed to remove, I can see no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.

I suggest that conditions relating to the following should be imposed:

- Large scale details of proposed glazed entrance lobby (including fixings).
- Large scale details of proposed handrails to the step at the front entrance (including fixings).
- Large scale details of proposed film poster display boxes (including fixings).
- Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
- Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.

The existing planters on the front of the building do not appear to have Consent and should therefore be removed.

9. Historic England - 07.09.2021

Thank you for your letter of 12 August 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

10. Parish Consultation – 11.10.2021

That the application be refused on the grounds that a major change would have the potential to irreversibly change the character of a historical building

Neighbour Comments

11. The application has been advertised in accordance with the Council's adopted Statement of Community Involvement and 123 letters of support have been received and these are summarised below:

- Positive facility for Oakham Town Centre
- Great new facility for the community
- Would provide a much needed attraction
- Vital if Oakham is going to develop
- Would bring people to the town and support the economy
- Would reduce the distance people have to travel to see films
- The proposal will not have a significant impact on the listed building

In addition 17 letters of objection have been received and can be summarised as below:

- Loss of existing facility
- Loss of dance hall and exhibition area
- Enough coffee shops in the town already
- One of the few remaining multi use facilities in the town
- This building is an important part of the community
- Health and safety grounds as stairs are difficult for older customers
- Impact on heritage asset (Listed Building)

The full neighbour comments are attached at the end of this report.

Officer Evaluation

Neighbourhood Plan

12. Oakham & Barleythorpe has been designated as a Neighbourhood Plan area and an Independent Examiner has been appointed to examine the plan; it does not carry any material planning weight at this stage.

Heritage

13. The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
14. Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF 2021). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
15. Policy CS22 and SP20 seek to ensure that the quality and character of the built and historic environment is conserved and enhanced. All developments, projects and activities are expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.
16. Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street, within the Oakham Conservation Area.
17. It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. Its name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.
18. Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events
19. The Council's Conservation Officer has advised that whilst he has no objection in principle to the proposed works, he has raised concerns that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. It is therefore recommended that if Consent were to be granted for their removal, details of where they are to be "*carefully stored*" *will need to be secured via condition*.
20. Subject to the submission of satisfactory further information on the doors that are proposed to be remove, the Conservation Officer has raised no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.
21. Historic England has also been consulted and raised no objections to the proposed development.

22. The following conditions will need to be imposed on any consent:

- Large scale details of proposed glazed entrance lobby (including fixings).
- Large scale details of proposed handrails to the step at the front entrance (including fixings).
- Large scale details of proposed film poster display boxes (including fixings).
- Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
- Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.

23. By virtue of the design, scale and materials to be used, the proposed works would be in keeping with the host building. The development would not cause harm to historic character and appearance of the host listed building in accordance with Section 16 of the NPPF (2021), Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

Crime and Disorder

24. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

25. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
26. It is considered that no relevant Article of that act will be breached.

Conclusion

27. The proposed works would preserve the character and appearance of the host listed building and would therefore comply with the requirements of Section 16 of the NPPF (2021), Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

28. Neighbour Representations

Mrs Susannah Much needed facility and a boost for the town
Fish -
09.09.2021

Mrs Amy Bishop I have recently moved to this area and feel this would be a great idea and is something the area is lacking. It would certainly be something that my family and I would make use of as I'm sure would many others.
-09.09.2021

Dr Chris Fantastic idea which is long overdue.
Chapman -
09.09.2021 Would be a great asset for the town.

Mr John Strongly object to this application. It will deprive the people Of Oakham and numeRous organisations the use of a community facility. It is not clear what the charitable object I've are of the Trustees are and this should be taken into
Tomalin -
24.09.2021

consideration. It seems to me that the establishment of an upmarket cinema is an exclusive plan.

Also of concern is the fact that considerable alterations will be made to a grade 2 listed building will take place on which considerable funds have previously been spent.

If the Victoria Hall had marketed themselves effectively and attracted more clients then they would not be in financial difficulties. Are they in fact in financial difficulties?

Mrs Marilyn
Tomalin -
17.08.2021

I have used the upstairs facilities at VH since 2008 for Yoga classes (108 p.a. for 80+ students), and for Church functions for 200+ on many occasions. Currently ventilation (big windows don't open well), heating boiler unreliable, fire escape wobbly and slippery, fire doors don't shut properly. So yes, an upgrade is due. cinema? no.

My main concern is fire risks. New plans propose upper rooms for much electric installations for the cinema, but positioned next to the fire escape. New kitchen to be located at the foot of the fire escape. Current assembly point (130+ folk) for the event of fire is opposite the main door where Nat West bank used to be. In the event of fire, the lift should not be used, which had been used to accommodate elderly and partially handicapped customers to the cinema, and probably mothers with babes in arms. Where are the prams and other paraphernalia to be stored? Main staircase is poorly lit and with only one handrail.

If this project goes ahead, who will pick up the bill to return the building to previous accessibility for all the community if the cinema fails? How is additional day/evening parking to be provided? The original mandate for the building was for access to all community needs, not just cinema-goers who already have a well-planned and popular facility in the museum, and how is the infrastructure (e.g.ceiling) to be protected? too many questions!

Mrs Jo Harley -
01.09.2021

I love the idea of Oakham having a cinema again. But let's get realistic. There's a reason why it failed so many years ago. Since then, the cinema industry is struggling to recover from a pandemic and compete with streaming services. Look at the royalties actors are loosing by streaming services airing films before the box office income rewards come in. The industry is in a state of flux with an uncertain future.

So why will Oakham buck the trend? For those wanting a cinematic experience there's the Regal Cinema in Melton, the Savoy in Corby, The Stamford Arts center and of course Showcase Cinema in Peterborough. All within a 30 minute drive or less. What makes having a cinema in Oakham, in addition to all these options mentioned, viable?

But most importantly is the cost to the town if this application goes ahead. Park for one moment the economic argument as to the viability of the 'cinematic dream' and look at the purpose and legacy the Victoria Hall building is there to provide.

Other objectors have listed very viable and concerning points. All of which I agree with. The Victoria Hall is there to serve it's community, not the dream from an old Oakhamian. Dance classes, yoga classes, wedding celebrations, wakes, community meetings, town events, church events, exhibitions of the arts, all for our community and towns people.

Where do these people go? How is permitting this space for a cinema supporting your community? What happens if you let the cinema go ahead and it fails. How does the Victoria Hall cone back from that?

Protect the Hall and keep it for the community, to be used by the community for the benefit of the community.

Mrs Diahann
Berridge -
23.08.2021

We visit the Victoria Hall for many of the events held there especially the Arts & craft fairs, food festivals, Ball events and many more.
I set up Oakham Swing Dance in 2018 and use the Hall weekly and for weekend events as it has the most beautiful Ballroom floor which is the only one for miles. These dance events and the many other events bring people into the town which is great for the economy especially after the difficult last 18 months.
The town uses the Hall for so many things throughout the year and this seems a shame to put a cinema here with little parking when there are numerous other places which can be used instead.

Mr & Mrs
Marilyn and
Graham
Stapleton -
09.09.2021

What a great idea, I have been waiting for this ever since it was first mentioned about 3 years back - might even be longer. Well done for keeping on with this, it is going to be a great asset. I hope this won't do the Museum out of their films too, as that is also nice to go to. I know the Museum is often old films, so perhaps there will be no competition. I assume this cinema will be current films, I hope so. I am so looking forward to being able to amble into town to watch a film. Brilliant.

Mr Stuart
Rowland -
08.09.2021

Having read on next door Langham where one was being told it was a monstrous idea , I read the other comments and all were in favour of adding this to Oakham much needed facelift and give us rutlanders something to go out and do
I don't suppose all the other people in favour with fill this in but on behalf of the ordinary man I do hope this gets the go ahead

Mr nick waring -
08.09.2021

I think it's a great idea, give people a reason to go into town. Makes good use of a building which doesn't reach its potential

Mr Colin Miller -
08.09.2021

Fantastic idea. Just what we need at this time.

Mrs Bettina Hill -
08.09.2021

Good use of an existing building to provide local entertainment

Mr Ralph Avery
-08.09.2021

The Victoria Hall is an important community asset, that is used and enjoyed regularly by a wide range of organisations. It's use must not be allowed to be limited to that of a cinema, who's viability is unknown. The hall has an enviable quality dance floor, that people travel to our town to enjoy.

You only have to read the Victoria Hall's own website, www.victoriahall.org ,to be presented with all the reasons why this application should not be approved.

I'm not against having a cinema in Oakham, I just feel that the Victoria Hall shouldn't be sacrificed for it.

I would suggest that the museum is under utilised, and would be a better site, with the benefit of adjacent parking, or the old Post Office

Oakham is fortunate enough to have many good quality coffee shops and bars, and doesn't need another one. New ventures like this, to our town centre should compliment the existing ones.

I'm surprised that the trustee's have supported this proposal and have in effect given up on the Victoria Hall. This is a big transition for the property, so much will be lost if this venture closes in the future.

Mrs Sophie Dawson -
08.09.2021

I support the proposed plans and believe a cinema would be of great benefit to the local area, especially one with disabled access to the screens.

Mrs Leanne Wrentmore -
09.09.2021

I fully support this project. It's amazing to see someone thing positive going ahead for leisure activities in Oakham for everyone. Much needed.

Mr Paul & Mrs Pam Stocker -
09.09.2021

We are entirely in support of this project. It will be a great local amenity, safeguard the future of an important building, and offer something that Rutland really will be able to use. It will also support other local businesses, such as cafes and restaurants. It will also give a venue for young people, families and those in need to social support, such as the lonely and elderly. I understand that most funding is already raised. This is a huge achievement, and deserves to be supported. It indicates that there are people and funding organisations who are willing, if they are able, to put their money where their mouth is. It deserves to succeed. Please approve it.

Mrs Diane Ahern -
09.09.2021

This is a fantastic idea bringing jobs to Oakham and bring people into our town to support our local attractions and businesses.
The idea is brilliant!

Mrs Carol Cuckson Beech
-02.09.2021

The Victoria Hall serves many different activities in the local community. It is the only space in Oakham that is large enough to accommodate events for more than 100 people. Turning it into a cinema will deprive the community of the facility the hall was originally meant for also if the project does not succeed who will fund returning the Victoria Hall to its original state including the dance floor. We have enough cafe/bars in Oakham now do we really require another one

Mrs Julie Roythorne -
08.09.2021

What a great idea, this is definitely what Rutland needs - we lost the cinema year's ago and to have one back to give the kids and older generation somewhere to go without having to travel to Melton and beyond would be fantastic!!

Mr Colin Miller -
09.09.2021

I did not object to this I am in support as you can tell by the comments that I made. Please remove my previous link which states that I objected. I clearly clicked the support tab and have a screen shot of the comments.

Mr Tony Howard -
10.10.2021

The plans look great. It will be a great asset to the town that will bring people into Oakham where they will also support other businesses. A real win - win.

Mr Garth Delikan -
09.09.2021

I think it's a fabulous idea and really looking forward to using the facility once it's opened.

Be such a fabulous use of such a lovely underused building right in a prime location.

Can't wait!

Mr Paul Beech -
09.09.2021

The first point of objection is to ask why is it proposed that an established facility should be closed and replaced by another? This has always been a facility for the community, as it was first established to be such, and it means that the building will then be a business of profit and unknown viability in Oakham.
It is the ONLY sprung dance floor in Rutland and as such has accommodated many functions, of varying types and sizes, for many years. The public will be deprived of this Grade 11 listed amenity.
It begs the question as to what if this new venture doesn't work? Will there be guarantees made by RCC that it must be returned to its former condition or left to be another White Elephant in the town?
The proposed spend simply doesn't make economic sense in a town like Oakham and its population. The claim it will bring more footfall into the town is complete nonsense. Parking will be a major issue especially on Saturday morning for 'children's matinees' when there will be little available parking. Footfall for businesses will not be helped at all as movies will be, in the main, shown in the evenings when shops will be shut.
Finally, for now, the business model doesn't stand up with so many 'private' investors being sort to fund the project. If they are so confident then why don't they fund it themselves instead of doing the 'Big Sell' to local/national wealthy parties who should be telling them it needs to be out of town to secure their investments. You could build a brand new facility near the bypass for the money they say they need to establish the cinema in what is a local facility currently used by the people of Rutland.

Mr Richard
Smith -
09.09.2021

Mr Neil Grant -
09.09.2021

Fully support the plan for Victoria Hall Cinema. Oakham needs a boost for many reasons and I cannot see why the council should not allow this fantastic project to proceed.

Mr Duane
Rawlings -
09.09.2021

Very good idea, exactly what Oakham needs if the high street is to survive

Mrs Jennifer
Perryman -
09.09.2021

I fully support this application. I think the plan will be an asset to the town and provide a much needed entertainment venue. Having such a venue in town could bring in more visitors offering greater support for current businesses such as local restaurants.

Mrs Annie
Pettigrew -
10.09.2021

This is a brilliant plan that will provide an entertainment facility in Oakham. There will be an opportunity to watch current films and socialise which has been sadly lacking before in Rutland. It also makes use of a distinguished building giving it a new purpose and vitality which will enhance Oakham's high street.
This is an opportunity for Oakham to have a creative centre in its heart and be a focus for the Arts.

- Mrs Helen Harris - 10.09.2021 A much need facility for the residents of Rutland.
- Mr Terry Powell -09.09.2021 Oakham needs a place where families can go to enjoy an outing together. The cinema offers a night out in the town that does not mean going to a Restaurant / Bar .
Other places in the town will benefit from people coming in to town. Children will be able to join a Children's cinema group on a Saturday morning and watch a variety of films. The cinema in Stamford is very successful and always has a variety of films etc.
- Mr Christopher Clark - 09.09.2021 I think that this is a an excellent idea and it has my full support.

I know that there will be those who say we already have a cinema Oakham. Well, we don't really, do we? The 'cinema' at the museum is really not a proper cinema whereas the plan being promoted here would provide Oakham with an excellent entertainment centre akin to the cinema in Melton Mowbray.

There are many other places in Oakham that can host the events that currently take place in the Victoria Hall and vacant retail premises in the town centre for the businesses in the hall to move to.

A properly equipped cinema here would attract many visitors to the town centre which is something that the retailers would welcome, I'm sure.

Please grant the planning permission.
- Mr Stephen Roberts - 09.09.2021 Great idea and a facility my wife and I will definitely use.
- Mrs Sue Webb - 09.09.2021 I fully support this application and believe it will enhance Oakham.
- Mr Michael Piper - 13.09.2021 The success of this application would bring a much needed facility to Oakham. It would bring people who would otherwise travel to Grantham, Peterborough or Leicester to the town. Those people would not come in great numbers at a time due to the capacity, but once there would spend time and money in the town. Within Oakham there is a large community who would use the cinema and happily walk to do so.
- Mrs Karen Rutter - 13.09.2021 This is a wonderful idea and will work well for the town.
- Mr Andrew Wallace - 09.09.2021 Fantastic use of a lovely building; be good for Oakham.
- Karen Mellor - 17.09.2021 See letter online.

- Mrs Susan Scopes -
11.09.2021 I think this plan is excellent. Oakham needs more things to do and a cinema would be a huge asset to the town.
- Mr Jamie Fisher
-11.09.2021 I fully support this innovative and tasteful project. It has been well thought-out to preserve the style and tradition of the town and yet to provide much-needed entertainment and social space for people of all ages. The project will bring employment opportunities into the community and provide social and mental health benefits for all. It will also rejuvenate a space that is currently not enjoyed to its full potential.
- Mrs Mary Price -
11.09.2021 I think this would be a huge asset to Oakham, bringing people into town and reinvigorating both the building itself and the town centre. Huge scope for use by all members of the community throughout the day. A great idea for a great facility.
- Mrs MELANIE Palmer -
11.09.2021 Long overdue absolutely need this in the town centre!
- Mrs Julieanne Charles -
09.09.2021 What a wonderful idea. Just what Oakham and Rutland need to improve the social and economic situation for the area.

Not only will it provide another form of entertainment but it will add jobs, hopefully create more trade for local businesses and ensure one of the towns buildings is maintained and utilised.
- Miss Christine Wright -
10.09.2021 It would be silly for this not to go ahead. Cinema is a benefit to all ages.
- Mr Christopher Heygate Goddard -
13.09.2021 I strongly support this application,a Cinema would be a most welcome asset to the county town of Rutland.
At present,residents have to travel to either Melton Mowbray,Leicester,Peterborough or Nottingham in order to visit a Cinema.
Oakham most definitely needs such an entertainment facility and we have waited a very long time for a Cinema in this town.
I urge Rutland County Council to vote in favour of this most worthy project.
- Miss Sophie Harris -
10.09.2021 I would like to express my complete support for the proposal for the refurbishment and conversion of Victoria Hall in Oakham to a cinema. I think this is an excellent proposal and would benefit the town greatly. The town is in need of facilities such as this and will provide jobs, prevent people from having to travel outside of the county to watch films, which will reduce their carbon footprints and also encourage them to use other existing facilities within the town such as shops, restaurants and cafes.
With Oakham's population growing rapidly it is crucial that its services and facilities keep up.
- Mr Robert Bond
-14.09.2021 Sounds like a great idea to me. The town needs more facilities for the residents to use otherwise the High Street will die. This facility will also generate extra revenue for nearby businesses.

- Ms Joyce Wells
-14.09.2021 I would welcome this development. Currently Victoria Hall attracts very little footfall. It is drab and unwelcoming. It is not a central hub of the town. A cinema and arts centre would be very welcome. It would revitalise the town centre which is looking tired with all the empty shops. It would attract people into the town centre and could provide entertainment for all ages. The success of the showings in the museum indicates the need. Victoria Hall stages very few public events
- Mrs Eva de Laya -
16.09.2021 This is a great opportunity to provide meeting place and entertainment to all age groups in our growing town with lack of facilities. Not everyone likes pubs or restaurants.
- Ms Amanda Fairbairn -
10.09.2021
- Miss Joanne Soulsby -
09.09.2021 Completely support the introduction of a cinema to Oakham . Its concept appears to be well thought out and in keeping with the area and town.
- Mr Paul Collins -
11.09.2021 Living in the centre of the town I think that this is a fantastic idea. The high street would benefit from this proposal. I can't wait for it to happen.
- Mrs Vivien Bohling -
11.09.2021 A cinema would be a great asset to Oakham, it would bring revenue to the town and bring the town to life in the evenings. I'm very much in favour of this because currently we have to go to Melton, Peterborough or Leicester to see a good film.
- Mrs Sarah Haywood -
11.09.2021 The town needs a new Entertainment venue, whole heartedly support this venture. Too often do we have to travel out of county to access anything!
- Mrs Lizzi Notley
-11.09.2021
- Mr Chris Inman-Hall -11.09.2021 I sincerely hope this idea comes to fruition. Oakham desperately needs a cultural hub. Cinema is a great unifier and I feel the Kino project would be a wonderful asset to be enjoyed by all ages.
- Mr & Mrs Carole Tindall -
12.09.2021
- Miss Stephanie Ross -
12.09.2021 I think this is a great idea. Absolutely, 100%, in favour of it. Really looking forward to seeing this open, and the Victoria Hall being used for such good purpose.
- Mrs Fiona Brown -
23.09.2021 I think this is a fantastic proposal and would be a great asset to both the town and the county as a whole. I strongly support this application.

Mrs Alison
Springate -
09.09.2021

The high street in Oakham is in desperate need of a facility that will encourage people to come out in the evening. A fabulous idea and long overdue.

Miss Gemma
French -
10.09.2021

Brilliant idea. This will create more jobs, more footfall in Oakham Town, and since most people mix going to the cinema with eating out, more money going into our local restaurants and takeaways, as well as more shopping in our stores while people wait or after they've finished their movie.

Mrs Hannah
Williams -
16.09.2021

I think this is an excellent idea, and know that there is plenty of support on social media too.

It will allow for Victoria Hall to be regularly used, and of course act as a draw to ensure people are attracted to our town centre. There is also public transport available reasonably close by - which is something that is important.

I appreciate there will be some businesses or clubs that may have to relocate, but I feel this is not an insurmountable challenge.

Mr Christopher
Elmer -
11.10.2021

This is a fabulous idea, Rutland is absolutely the type of place that could support a small cinema like this and help it to thrive. We have such dreadful public transport links with nearby cinemas that this is just what our young people and less mobile community members need.

I have experienced small art-house cinemas and the diversity of film and cultural experience that they can bring is to be encouraged. Not just movies but live performances of theatre, opera and sport. The sense of community that comes with a small cinema is to be encouraged. Yes, Yes, Yes. (and hello Jason Isaacs).

Ms Kerstin
Hartmann -
01.10.2021

I object to the planning application to refurbish and convert Victoria Hall into a cinema

Victoria Hall is a Grade II listed building and of particular interest to the community as it has a very rare Victorian ballroom on the first floor. The raised roof has only recently been re-instated financed with public funds. There is no other function room like this one in the area. The downstairs exhibition space and other rooms have provided valuable community space which cannot be found anywhere else in Oakham. I have used the exhibition space myself and made many friends not only during my own exhibitions but as a visitor of the numerous other artists' exhibitions leading to partnership projects and working together beyond Victoria Hall in the wider community. Turning Victoria Hall into a cinema not only takes away an important community space but clearly would require a change of the Victoria Hall Trust constitution and its purpose. This raises serious questions about the conduct of the Trust. Looking at pre-covid submitted financial figures there is no need for this change. Victoria Hall used to make a surplus which used to be donated to Shelter. These figures are publicly available and for everyone to check via the internet.

I understand that some people in Oakham would like to see a cinema in town, though looking at the detailed business plan this cinema clearly aims to compete (aiming at a 15-mile radius for customers) with the one in Melton Mowbray, the one in Stamford, the one in Grantham and all the nearby village halls who regularly show movies organised through the Phoenix cinema in Leicester. As these existing cinema ventures are already struggling to keep going, I cannot support this plan. At a time when many have big screens at home and stream latest releases into their living rooms having film nights with friends at home it is worth the risk destroying such valuable community space as Victoria Hall has proven to be over many decades?

Mr Stephen
Baines -
25.08.2021

Museum cinema not used enough and more than sufficient number of coffee shops in the town

Mr Frank Brett -
08.09.2021

I support this application. Oakham is in need of a permanent cinema. At present we have to travel to Melton, Stamford or even further afield.

There is, of course, a question about an alternative space for exhibitions, fayres and other events but I feel that is simply an opportunity for another enterprise rather than a reason to object to this proposal.

Mr David
Barfoot -
09.09.2021

This will be a great asset for the town. Every one I know agrees.

Mr Philip Crewe
-03.10.2021

An absolutely wonderful idea. Would bring Oakham to life, and it needs it. Would love to be able to walk down the road to watch James Bond rather than drive elsewhere!

Mrs Wendy
Hamel-Cooke -
04.10.2021

Think it's a wonderful idea.

Mrs Pat
Ticehurst -
09.09.2021

A great asset for the town.

Dr Ben
Lashbrooke -
09.09.2021

Thanks goodness we have developers who are willing to help bring some life and soul into Oakham and drag it into the 21st century. I fully support this application. The town centre is crying out for innovation. I sincerely hope this application is approved and the development goes ahead and is not blocked by those fearful of change.

Mr Alan Eager -
09.09.2021

What a fantastic idea! What great and sensible use of a lovely old building

Miss Poppy
Coleclough -
10.09.2021

support this application 100%

Mrs Christine
Taylor -
15.08.2021

I would like to object to the planning application to turn Victoria Hall into a cinema with all current facilities becoming unavailable for use by others. I know there are some rooms now free since the Town Council relocated to Long Row, but there are many other users of the space and rooms there. Not to mention the plant and flower seller who uses the facade on market days to sell wares.

What is going to happen to the art exhibitions which frequently take place? What about the pop up shops which have used Victoria Hall in recent years. Where are U3A going to meet? I always thought that Victoria Hall was a community space, centrally recognised by many people across the county. Everyone knows where Victoria Hall is.

I think the Cinema would be better suited to the Old Post Office Building. Has that been considered at all?

Mr & Mrs
Michael Higham
-04.09.2021

The idea that somewhere of the size of Oakham can support a cinema is wildly optimistic. The Victoria Hall as presently configured is a community facility used by a diverse range of people and societies who will not be accommodated in the new proposals.

If in the unlikely event that the cinema succeeds where are the alternative facilities for the current users of the Victoria Hall to go which are as central and convenient as the present facilities?

In the more likely outcome of the commercial failure of this pipe-dream the town will then be left with a facility which has very little ongoing use without extensive cost to re-instate the current state of the building.

In short the Victoria Hall should be retained as a vital community facility and if a cinema is considered a viable proposition by the proposers they should consider an alternative site, possibly on the by-pass.

Mr John Hughes
-09.09.2021

Fully support this application. Oakham needs innovative projects like this to rejuvenate the town centre and create jobs.

Mr & Mrs Kevin
and Emma
Smith -
09.09.2021

I feel this would be a great addition to Oakham. It would create job opportunities and encourage people to use the existing facilities in the town, which can only be a benefit to the shops and restaurants. The community is growing but the facilities are not. The consume in Melton is thriving which shows there is a demand for this service.

Mrs Wendy
Wilkinson -
12.09.2021

Dr Sach Hirani -
12.09.2021

Ms Clare
Quinlan -
09.09.2021

What a great idea to bring something to the community that the whole family will enjoy. It will save rutlanders having to travel elsewhere and boost the economy

Mrs Lorna
Turner -
12.09.2021

I fully support this application and think that it will be a great addition to Oakham, in a good location in the centre of town and easily accessible to all.

Mr Andrew
McCombe -
08.09.2021

Any use of the building to offer more amenities for the town is an excellent idea.
Fully supported

Mr & Mrs
Graham &
Janine Meyer -
08.09.2021

This application sounds like a wonderful idea. The town needs its own permanent cinema, thus providing more entertainment facilities for residents and visitors without the need to travel out of county.

- Ms Lisa Hamilton - 09.09.2021 I would greatly welcome this proposal. Having lived in Oakham since childhood, (and remember the old cinema which I was able to enjoy as a child and young teenager before it disappeared) I believe this would be an extremely positive addition for the town.
- Evening showings in particular would mean people could easily park and may well come into the town and spend money in local bars or restaurants 'making a night of it'.
- This would be so wonderful for everyone, but in particular our youngsters who currently have few leisure activities available to the in Oakham (with the exception of some wonderful sports clubs and holiday clubs).
- Miss Christine Hambrook - 09.09.2021 Great idea
- Mrs F Gibson - 12.09.2021
- Mrs Kate Barrett - 12.09.2021 I think this cinema is a fantastic idea and feel our town would truly benefit from its presence. Not only would we each benefit from being able to view films new and old without travelling further afield, but I believe it will also have a positive effect on the other businesses within the town eg pubs and restaurants, as well as job creation. Our town is beautiful one, but it doesn't really offer anything to do outside of outdoor sports/interests and meals out - this cinema would be a great step in the right direction.
- Miss Tia Matchett - 13.09.2021 I believe the cinema is a great idea for Oakham, it gives the current residents and younger generation access to entertainment that they may not be able to travel to elsewhere, the younger generation will be able to go with their friends instead of hanging around on the street. Melton Mowbray did a similar thing recently and it has been a great initiative and provided local entertainment for the residents and people from outside of Oakham may travel to use it and then eat in one of our local residents. Great way to support local shop owners and restaurants.
- Ms Jane Greenhalgh - 14.09.2021 I believe this is a great opportunity to revitalise the centre of the town and to develop a venue which will cater for a wide range of individuals and groups within the County. Currently the building is used infrequently, but I recognise the need for some activities eg yoga to be relocated.
I strongly support the plans
- Mr Paul Carroll - 15.09.2021 Would absolutely love a cinema to open in oakham. Would attract me to the town centre more, to spend money in oakham supporting local businesses instead of Driving to Peterborough or Leicester for films. what a great idea and wonderful to see investment in Oakham!
- Mrs Tania Simnor - 18.09.2021 This cinema would be very welcome in Oakham and we strongly support converting Victoria Hall for this project. If it will be anything like the beautiful cinema in Melton then it will be a credit to the county. There is very little to do in Oakham and rutland for younger people. I would say this is essential development.

- Miss Debbie Williamson - 09.09.2021 What a fantastic initiative and a great opportunity for the community to have their own little cinema on their door step.
- Mrs Sara Rawlins - 09.09.2021 Great idea.
- Mr Jason Smith -09.09.2021 Fully support this. Will be great for Oakham
- Mrs Louise Clark - 10.09.2021
- Mrs Lynsey Payne - 11.09.2021 I fully support any new business/venture that comes to our little town. Something to create jobs for local people. It would be great to have this on our doorstep and save us driving out of town. I remember the old cinema in oakham and have always wished for one to return.
- Mrs Lucy Lindley - 11.09.2021 This is definitely one of many leisure facilities missing from the town. Completely behind this project and hope the application is successful.
- Mrs Pauline Morgan - 11.09.2021 I think this is a great idea and much needed in town - it has been years since we had a cinema and I for one have missed having one
- Mr Sam Dewhurst - 11.09.2021 It would be a wonderful for Rutland to have its own small cinema; it will provide entertainment but will also attract visitors to Oakham from the surrounding area.
- Mr Jonathan Fisher - 23.09.2021 I fully support this venture, what a fantastic idea, creating some much needed entertainment for all ages, without the need to change the character of the town. The fact that the people hopeful of getting the funds for this idea have already raised significant funds for the project just shows how much actual support has been shown. Please let this happen for the good of the majority of Oakham not a select view
- Ms Sara-lee McCall - 27.09.2021 As a drama writer, I applaud this fantastic community project that will support a broader culture of film to all and enhance the evening appeal of Oakham. My favourite Arts cinema/brasserie in Newlyn has done nothing but good for the town. Don't waste this opportunity to bring an interesting and educational business plus an important refurbishment and enhancement of a beautiful building into reality. And jobs.
Macdonald's happened. Time to redress the balance I feel
. I fully support this project .
- Mr James Norton - 08.09.2021 I believe that permission should be granted because it will a new much needed facility to Oakham. It will be used by a range of ages. Oakham is desperately short of places that provide entertainment and social interaction

Mrs Sarah Thomson - 08.09.2021

It sounds a super idea and will bring Victoria Hall up a level in usage and no doubt looks. Just what the regular people of Oakham actually need. It will also assist with more trade for other local businesses as will keep spenders in town on the evenings films are shown/events happen.

Have lived in other locations (Ely) where a cinema was poo pooed by certain powers, it was built eventually and is a great success and enjoyment for the people there - same for Oakham please.

Mrs Elaine Norton - 08.09.2021

I fully support this application band believe it will revitalise Oakham and bring jobs to the area.

Mrs Felicity Brewster - 09.09.2021

I believe this would be an asset for the wider community. Melton cinema does not have spare tickets for screenings as it is very well supported. We need to grow our community facilities and re-establish the town as a vibrant, interesting, independent centre. The films shown at the museum are only once a month and are films that have been on general release for some time. This 2 screen facility could show new films and allow re-showings of older popular films. There are many living in Rutland who don't wish to or unable to travel to Melton or Stamford, Peterborough or Leicester or who do not like driving in the dark or poor weather. The hall desperately needs investment if as a building it is going to be able to stay as a building on interest in the town. It is under used and has significant limitations. As some say, the lift is slow, I am sure this planned refurbishment could install a modernised lift function - something that limits access at Melton Cinema that has no lift and is only accessible by steep stairs. The museum could become a venue for art/ craft exhibitions or possibly the new owners could negotiate a viewing space to enable local artists to continue to exhibit. Let's all be positive than think about the past, life moves on and town centres are changing, Oakham can and should be innovative!

Ms Karen Payter - 09.09.2021

Great idea

Ms Karen Mellor -10.09.2021

I am writing on behalf of the Rutland Access Group to make comment on the access issues associated with the above applications

The Rutland Access Group has had long standing issues with the wheelchair access to the Vctoria Hall in Oakham, and I am disappointed to see that the current applications do not address these issues.

The current wheelchair access is via a side entrance directly off Church Street. There is a slope up to a pair of double doors which open outwards. There is no level platform for a wheelchair user to position themselves safely to be able to open one of the double doors. That is assuming that the doors are even unlocked. Currently there is no bell on this door so if locked there is no access at all. Whilst the front entrance of the proposed cinema shows that the existing double front doors will be kept open when the building is in use there is no indication that this will happen at the back door. To be accessible the back doors need to be open, but this will then pose a security risk. This is not mentioned or discussed in the design and access statement.

By scaling 1:200 plans it is difficult to see if the door widths are adequate or not for wheelchair access.

Once in the building access to the front of the building to the ticket desk is via another set of double doors that would open towards the wheelchair user. For these to be fully accessible both of these doors should be maintained open, though for fire reasons I suspect that they will be kept shut. There is no mention of this problem in the design and access statement, or how this is to be overcome.

It is noted that a wheelchair accessible toilet is proposed on the ground floor to replace the existing one on the ground floor. The existing wheelchair accessible toilet on the first floor is being retained. This is improved by the removal of a cupboard to provide an adequate turning circle for a wheelchair but given the money that is proposed to be spent on this development, it would have been better if the access door was changed to an outward opening door as is required by current standards. With the first floor toilet having left hand access it would also be better if the proposed toilet on the ground floor offered a right hand access as the present disabled toilet on the ground floor, which is proposed to be removed. It is noted that baby changing facilities are included within the accessible toilet on the ground floor. Whilst the thought is good, this is contrary to the building regulations part M section 5.5. The design and access statement also mentions an accessible toilet for ambulant disabled. This does not appear on the drawings as it will require an outward opening door.

Mention is made of colour and textural contrast. There is no indication of this on the plans and the only internal photograph in the design and access statement does not support this statement.

It is noted in the design and access statement that the objective is to go beyond statutory requirement as set out in the building regulations and British standards. The designs as presented do not fully conform to these standards, so this is not an accurate description of the proposals.

The proposed additional handrails to the front entrance and the staircase are an improvement and are welcomed.

Yours faithfully

Karen Mellor
Chairman Rutland Access Group

Mrs Madeline Flynn -
11.09.2021

Will be perfect for Oakham and a real boost to the town. My family will certainly use it. Oakham is desperate to come alive again. With hardly any shops and facilities. This could be the start of something good.

Mr Liam Bardwell -
11.09.2021

I think this will be a great asset to Oakham.

Ms Linda Burton -11.09.2021	Would love to see a cinema in Oakham. Fully support this application
Mrs Maggie Robinson - 11.09.2021	I can't tell you how excited we are about having an independent cinema in Oakham. We have recently moved here and very much miss our regular visits to a wide range of film, something which Rutland Kino is going to offer. Thank you!
Mrs Kate Waterton - 12.09.2021	This will provide a much needed, adaptable community asset for the heart of Oakham with subsequent increased footfall which can only be advantageous to local traders and businesses. I therefore fully support this application.
Mr Steven Lesiakowski - 12.09.2021	I fully support this application. I believe its a fantastic concept and will help enhance the town centre. I hope this application is granted approval and look forward to a new exciting business venture being brought to the area.
Mrs Jane Robins - 13.09.2021	Sounds like a fabulous use of a centrally located and historic building. It's great to see repurposing of under-utilised space like this. It will bring jobs to Oakham and more life into the town at night. Fully support this innovative idea.
Mr Gerry Robinson - 13.09.2021	Victoria Hall is already a major asset to Rutland however it is underused and the current funding model will in the long-term fail to cover the costs of maintaining a building of its age. I understand that this situation was exacerbated by the departure of the Town Council and and the loss of their rent payments. Having a cinema return to the centre of Oakham, with proper seating and showing current releases as well as a programme of films aimed at different sections of the community will draw people right into the heart of Oakham instead of losing that footfall to Melton or Peterborough and revitalise that part of town. The planned concurrent activities / offerings will go a long way towards replacing those that some objectors have claimed will be lost. Finally, those activities that can't be held in the remodelled building could move a short way up the road to the Voluntary Action Rutland buildings with VARs three function rooms which would be a welcome increase in footfall there too.
	I see only positives with this proposal.
Mr & Mrs Sue Hickey - 13.09.2021	Wholly support this development- much needed entertainment that is suitable for all ages.
Miss Estelle Jeffs - 15.09.2021	I feel this is a great move for the town.
Mrs Pat Bulmer -09.09.2021	I think this project is very good idea. It will renovate Victoria Halls, provide a local entertainment venue and employment. The town centre needs reviving and this could contribute to bringing people into Oakham also helping other businesses such as restaurants.

The population of the area is growing but the facilities are not. I fully support the proposal.

Mrs Dianne
Norwood -
17.09.2021

Yes yes yes. It is what Oakham & area need. This will benefit the young & the elderly. A wonderful idea & will create more night life in the town as well. But please make sure that bus services timetables are updated to allow cinema goers to use the cinema by going by bus. Give plenty of time to allow from walking from the cinema to the bus station remember a lot of elderly cannot walk far. A wonderful idea & OAKHAM NEEDS IT.

THANKS

Mrs Elaine
Norton -
16.09.2021

I fully support this application for the following reasons:
Oakham requires entertainment
Comments on social media express a desire for more entertainment in Oakham.
The development is tasteful and will not diminish the character of the market town
Oakham requires something for the young (other than pubs)
Oakham needs to attract visitors who will spend money and support the night time economy.

The town Council and RCC should be forward thinking and imaginative on behalf of its residents. An example is Market Harborough, which is thriving and bustling but has managed to retain its character.
Oakham is becoming a laughing stock and not the quaint market town some believe it to be. Many outsiders perceive Oakham to be fuddy duddy and behind the times (not in a good way). Sadly the local councillors are considered, by many, to be corrupt and lacking vision

Mrs Polly
Moverley -
17.09.2021

The cinema was a big part of children's and teenagers' lives in the 50's and 60's. I was one of those young people and want to see the young given a place to go to today. The age structure of the town is changing so we should provide entertainment for young people.

I am one of the older generation who can afford to travel to Melton, Stamford and Leicester to see a film. This use of the Victoria Hall would bring income into the town and help the businesses that have suffered during lockdown. My generation has plenty of opportunities for clubs. I myself use the Methodist Hall, the HUB (VAR) and the Showground for meetings as well as the Museum and the Dance Studio.

Our generation should not only think of themselves but of other younger people.

Mrs Jill Stacey -
17.09.2021

As a resident of Oakham I fully support a cinema in town. It will bring people into town who may use the local coffee shops and restaurants. Whilst I attend u3a and Oakham Arts meetings at the halls, it feels like an under utilised resource. On the days meetings are held there are more people in town using local businesses.

Mrs Molly
Roberts -
21.09.2021

The proposed cinema would enhance the High Street, bringing locals and visitors to the town centre. It is a project of high quality and deserves the support of the Council.

Mr Ian Bird -
10.09.2021

We are a dying town..Where is there any evening entertainment...if you don't go to the pub what is there...all the charity shops are shut....RCC do not seem to have a clue...

Mr Robert Miller
-26.08.2021

In my view, the Victoria Hall ballroom is equally as deserving for the listed building status as the façade of the building, there is nothing else like this space in Rutland. To wreck this space with the inertia of a modern "clone" cinema would be a travesty.

In the impact document Rutland Kino makes repeated statements that materials will be stored on site, so in the likely event this business venture fails (statistics say more than 60% of small / medium enterprises fail in the first three years, with the biggest cause of failure being overestimation of available market), the hall could be restored to its former state.

Where exactly on the plan is this storage space?

How do they plan to protect these materials in storage?

How do they plan to record what has been removed from where and identify the locations and items?

If Rutland Kino does fail how would the Victoria Hall be restored to its former state? It is likely their creditors would remove all of value from the site and the trustees would be left with the MDF shell of their conversion and no funds to perform any restoration.

Will Rutland Kino be required to lodge a bond or escrow to cover the cost of restoration if they fail?

Rutland Kino state they will minimise damage to the Hall, who ensures that this is the case, the current submission contains no detail of how they intend to achieve this. Has anyone considered the loading of all the flooring, insulation, large seats plus the 120 viewers on the sprung ballroom floor?

Why has a much more comprehensive report of what is really going to have to be done to make this conversion viable not been submitted with the application?

In my view, the Victoria Hall is a viable asset to the town in its current form, the narrative that it is failing and the Rutland Kino is the only way forward is simply not correct.

I therefore wish to register my objection to the application to convert the Victoria Hall into a cinema on the grounds of the irrevocable damage this would do to the building.

Mr Chris Ward -
15.10.2021

Sir Paul Denton
-08.09.2021

Great plan, Oakham needs innovative projects like this to liven up the town centre

Mrs Helen Outen - 08.09.2021	<p>I am sad and cross to hear of the potential conversion of this wonderful amenity for a 2 screen cinema etc.</p> <p>Melton Mowbray, and Stamford have brilliant cinema access, and the museum screens films too.</p> <p>We do NOT need this, but we do need Victoria Hall as it stands.</p> <p>It currently provides a great space for functions etcnowhere else is as accessible in town with such great facilities.</p> <p>It is a town landmark. Also great to see the downstairs space used by a local potter, and there is space for locl artists to display their wares.....great.</p> <p>What we do need , is a functional and up to date swimming pool and sports facility.such a shame that youngsters in particular, and older people too, don't have local access to a decent pool.</p>
Mrs Jacqueline Swain - 09.09.2021	<p>Fully support this. Hopefully you have no hidden agendas with this. I came from a market town in West Sussex where the same thing happened. People were very happy until they stripped the whole building down and also slipped a small nightclub in the bar area.</p> <p>Now you have a more or less glass structure that looks terrible situated in a 1600's market town. After a few years of countless drunken fights on a Saturday and Friday nights the police closed it down. If it had stayed as a cinema there would have been no problems.</p>
Mr COLIN DONOVAN - 09.09.2021	What a great idea, It has my full support. I can't understand why anyone would comment against it.
Ms Val Wiggins -09.09.2021	This would be a good facility for our town
Mrs Linda Payne - 09.09.2021	I think this is much needed in Oakham. My only hope is they retain the appearance of the frontage for historical purposes.
Mr & Mrs Graham Croft - 09.09.2021	
Mrs Christine Smith - 23.08.2021	<p>Victoria Hall historically has and should continue to be a central space within the town available for hire and use by clubs, organisations and the community. That is what it was built for and is still as relevant today - in fact after the events of the pandemic probably even more so. We hear so much about the effects of mental health issues and wellbeing that surely the community building has a very important part to play in the future of the Town's 'health'.</p> <p>A cinema in the area should be, if the community as a whole wishes to have one, a purpose built carbon neutral building with all of the advantages that gives as far as modern laws require. As well as safe and adequate access for vehicles, whether that is for deliveries or customers of the venue. Also the inevitable question of adequate parking.</p> <p>The proposed change of use and development of Victoria Hall would effectively change this lovely building from a town treasure, with all of its internal history and interest, available to bring people together for shared interests of a wide variety. Being inclusive of the whole community. Into a place of limited usage, limited interest and most of all limited concern for the building itself.</p>

As a Community based LISTED BUILDING surely it is in the communities best interest to maintain and keep the Victoria Hall intact for the generations who are to follow.

Mr Allan
Goodwin -
09.09.2021

Good idea

Mr & Mrs S Little
-10.09.2021

Brilliant repurpose of an existing building, which will not only boost the local economy and give the whole population another activity but also start to bring Oakham into the 21st century.

We fully support this application.

Mr Iain
Thompson -
10.09.2021

I fully support this proposal at it would benefit the local community by having a local cinema, reduce carbon footprint of travelling to othe cinema location & generally add a bit of colour to the centre of town

Ms Karen Evans
-10.09.2021

I totally support this application. It is a much needed community facility in Rutland that will provide jobs for our young people as well as entertainment and recreation more locally. We need much more like this in Rutland. Let's get Oakham moving with the times!

Mr Martin
Imison -
10.09.2021

Great idea that would benefit local people of all ages. Strikes me that this lovely is very much underused

Mrs Alison
Ingram -
11.09.2021

I thoroughly support the planning application for the above address to become a cinema as it will appeal to all age groups and will generate new jobs and entertainment for Oakham. Maybe a classical cinema interior as our grandparents would of known it to look like.

Tim & Joy
Clough -
19.10.2021

Letter emailed to Planning 17/09/21

16th September 2021

Dear Sirs

Planning applications 2021/0855/FUL and 0856/LBA - Refurbishment and Conversion of the Victoria Hall to a ... cinema, &c

We are pleased to write in full support of this project which we believe to be a very worthwhile enterprise. We are aware that the applicants, having carefully developed and researched a sound and detailed business plan, have been searching for some time for premises suitable for conversion to a small cinema which would fulfil the needs of the population of Oakham and surrounding villages. We are also aware that the Trustees of the Victoria Hall have found themselves considerably challenged, particularly following the decision of Oakham Town Council to terminate their lease of part of the premises, with regard to the future viability of the Hall.

The Victoria Hall is a Grade II Listed Building dating from the mid 19th century, erected by the Rutland Agricultural Society to provide facilities for the farming community and otherwise for the benefit of the community as a whole, as set out in the Trustees' Scheme of Governance. There would not seem to be anything in the current proposals which would be incompatible with that scheme given that the purpose of the application is to provide a self-sustaining community facility on the basis of a lease (not that any incompatibility would be a material consideration in the planning process).

Given its Listed status and its location within the Oakham Conservation Area, the impact of the proposals on the building and on its setting must be considered. The applicants' Heritage Statement of 6th June 2021 makes it clear that they have given careful thought to this matter. Apart from changes to signage, any changes to the exterior and thus to the setting of the building are minimal, whilst changes to the interior which will be visible from the exterior have been sympathetically specified and raise nothing of concern. As to the interior, clearly more substantial changes will be required as shown on the detailed plans accompanying the application. Some of these will improve on the existing layout and appearance of the interior, whilst the architectural specifications make it clear that in the event of the cinema and its attendant facilities ceasing to operate virtually all of the changes would be reversible. There is thus no permanent harm to the building; those few internal features which may be of interest such as the dance floor will be protected, and evidently the internal roof structure will largely remain on view. Although at the time of writing there appears to have been no response from Historic England or from the appropriate national amenity societies regarding the application, there seem to us to be no grounds for refusal of the application on the basis of its Listed Building status.

With regard to the proposed detailed layout of the new facilities, with its twin cinemas, lounge and café-bar provision, we make no specific comment, save to note the concerns of the Rutland Access Group in their representation of 25th August. We would anticipate that the architects' plans might be subject to some modification in order to meet those concerns as far as possible, and thus that those in themselves would not be sufficient to justify refusal.

There have been many expressions both of support for and of opposition to this proposal. Those who have objected seem to have done so largely on the basis of the loss of meeting facilities used by particular groups. Those in support point out that such meeting facilities can be found to a greater or lesser extent elsewhere in the town. Some are worried about the impact of another catering facility on existing similar enterprises, but this is aimed primarily at those patronising the cinema and to us does not seem to be a significant concern. Others suggest that the applicants should be looking for a site on the edge of town, but this would defeat the whole purpose of providing the cinema in the town centre, something which would help to sustain and revitalise the core of the town including its night-time economy. Like small towns everywhere, Oakham is more and more challenged by social and commercial change, and any development like this will help to bring people into town, not just to use the cinema but with a spin-off to other businesses too. To attempt to site a small boutique cinema on the outskirts of town in areas mainly dedicated to industrial and commercial use would be quite inappropriate and to us such a suggestion simply does not hold water. Beyond that, it seems environmentally irresponsible to encourage people to drive to Melton, Peterborough, Leicester or Corby for cinema visits when here there is a wonderful opportunity to provide that facility locally and to support the local economy. Many of those supporting the application are firm in their belief that there is a need and a demand for an Oakham cinema of a high standard, which is what this application is intended to provide.

We believe that this application is absolutely in line with the recommendations of the County Council's Oakham Town Task and Finish Group regarding the future of the town which were accepted by Rutland County Council. The recent decision of Oakham Town Council to recommend refusal of the cinema project runs counter to policies and ambitions outlined by the Task & Finish Group, but the town council made a minimal contribution to its researches and, as others have commented, this latest decision reflects a continuing negativity on the part of the town council when it should be making better efforts to support the parish for which it is responsible; to us, therefore, that recommendation carries but little weight. The town needs the benefit of every facility which will draw people into the centre in order to support existing and new high street businesses. Approval of the application would secure the future of the Victoria Hall, which is a valuable community asset, and would enable the applicants to fulfil their long-held desire to meet the undoubted demand for a modern well-appointed and appropriately scaled cinema in Oakham town centre. We see nothing either in the detail of the application or in the objections raised to date which would justify its refusal on social, economic or planning grounds. We are therefore entirely in accord with those who have expressed their support for the application.

Yours faithfully,

T H McK Clough FSA
Joyce I Clough

Jocelyn Orr -
19.10.2021

It was such a delight to go into The Victoria Hall today and find the 'Artistic Collective' displaying their work.
What a lot of 'Talent' in Oakham under one roof. It was with dismay that I learnt about the Cinema project that is being proposed to refurbish the Victoria Hall as a cinema at a horrendous cost circa £2M.
If I recall the cinema within the Museum was not a great success.

How much more needed is an Art Centre combining café/restaurant and Dance Hall which previously was a well utilised venue - Remember the Rugby Club Dances, Tea Dances and other activities. I quote from a newspaper Rutland & Stamford Mercury 10 November 2019

Peter Jones, chairman of trustees, said: "The Victoria Hall is a real asset to Oakham, and a great benefit to the local community. The main function room can accommodate up to 200 guests and the Allman Gallery downstairs provides local artists the opportunity to display their work and host exhibitions. There is no facility quite like it!"

Now I understand that Peter Jones is wanting it turned into a Cinema - this seems to be a change of tune.

I suspect there is an attractive sum of cash behind his decision.....?

Recently I had the wonderful experience of AlfrescoFilm of viewing cinema outside at the Blue Pool in Dorset.

Whilst there I thought how wonderful an opportunity to link Rutland Water and offer outdoor cinema to Rutland.

This could even be located at the Castle or Cutts Close.

The attraction to me of the 'Artistic Collective' is it has reminded me just how important stimulating imagination is for Mental Health.
We need more Live Art & Music not cinematic screening which we can see on our widescreen T.V's of Films at home.
How more joyous to see real Art projects being created.

Please do not bend to the pressure of Andrew Robinson and Genevieve Margrett wanting to bring this change to Victoria Hall at a ludicrous expense. We do not need this type of 'Joy of social interaction's. We need encouraging to use our artistic skills and recreating some Jolly old times with dancing, debates, and banquets.