

Planning Statement in support of a  
Full Planning Application at  
Unit M Cocker Avenue, Poulton Industrial Estate,  
Poulton-le-Fylde, FY6 8JU.



**November 2023**

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## **APPENDICES**

### **A Drawings Submitted with Planning Application**

## **Section 1. Introduction**

1.1 This Planning Statement is submitted in support of a full planning application for Unit M Cocker Avenue, Poulton Industrial Estate, Poulton-le-Fylde, FY6 8JU.

1.2 This statement should be read in conjunction with the following drawings:

- 23106\_LOC - Location Plan
- 23106\_100 - Existing Plans & Elevations
- 23106\_110 - Proposed Plans & Elevations

1.3 Site address: Unit M Cocker Avenue, Poulton Industrial Estate, Poulton-le-Fylde, FY6 8JU.

1.4 The application is retrospective, for the change of use from General Industrial (Class B2) to a football training academy and outdoor yoga studio (Class E(b)) with a hot food takeaway cabin to the front (sui generis).

1.5 The site is in an industrial estate, an area defined as an "Existing Employment Area" on the local plan.

1.6 Policy EP2- Existing Employment Area within the Local Plan supports an appropriate range of uses within the area, these uses include cafes/canteens, creches, and gyms. The application is believed to provide uses which are supported by the local plan.

## **Section 2. Climate Change Statement**

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 1, therefore, there site is not deemed to be at risk from flooding or the impact of flooding due to climate change.

2.3 The site incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. Recycling will be promoted within the operation of the business and visiting customers.

### **Section 3. Marketing Statement/Assessment**

3.1 The existing building was placed on the open market before this application and the change of use was completed. The applicant has chosen the property due to the internal and external space it provides, the appropriate setting, adequate local parking and sustainable links to shops and public transport.

3.2 The proposed use is deemed to be appropriate and suitable. The property has been chosen with consideration to the surrounding properties and for the use to not cause a nuisance and instead support local business.

### **Section 4. Economic Appraisal**

4.1 The change of use would not have a significant impact on the supply of similar properties in the area which currently provide for General Industrial use (Class B2) and the development is considered appropriate for the area, therefore, the change of use from Use Class B2 to a football training academy and outdoor yoga studio (Class E(b)) with a hot food takeaway cabin to the front (sui generis) should be supported.

### **Section 5. Sustainability**

5.1 The use of an existing property in a sustainable location is the ideal choice for the type of development described above. The reuse of the existing building without undue alterations and extensions is sustainable in its nature and therefore accords with the following local planning policies:

- SP2 Sustainable Development;

- SP8 Health and Well-Being;
- CDMP1 Environmental Protection;
- CDMP3 Design;
- CDMP6 Accessibility and Transport.

5.2 The property has space for 3 No. vehicles to be parked off the highway. It is considered that the on-site parking provisions and available parking locally would be adequate for the proposed uses and that the development will not harm the existing highway network. Due to the proposed weekend operational hours of the football training facility, it is anticipated that there will be sufficient available parking within the vicinity of the property, most local businesses are closed during the weekends, therefore, the existing demand for on-highway parking during the weekend is low.

## **Section 6. Conclusion**

6.1 The purpose of this statement is to confirm that the proposed change of use and internal alterations of M Cocker Avenue, Poulton Industrial Estate, Poulton-le-Fylde, FY6 8JU, are appropriate and support to local economy, whilst also mitigating any potential impact on neighbouring businesses.

6.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the local area and provides adequate facilities to mitigate any potential impact, therefore, we consider our proposal should be considered favourably.

Planning Statement in Support of a  
Full Planning Application

**UNIT M COCKER AVENUE, POULTON INDUSTRIAL ESTATE,  
POULTON-LE-FYLDE, FY6 8JU.**

**Appendix A – Drawings Submitted with Planning Application.**



**SITE AREA:**  
**327m<sup>2</sup>**  
**0.0327ha**



PROJECT  
 UNIT M, COCKER AVENUE  
 POULTON-LE-FYLDE,  
 FY6 8JU

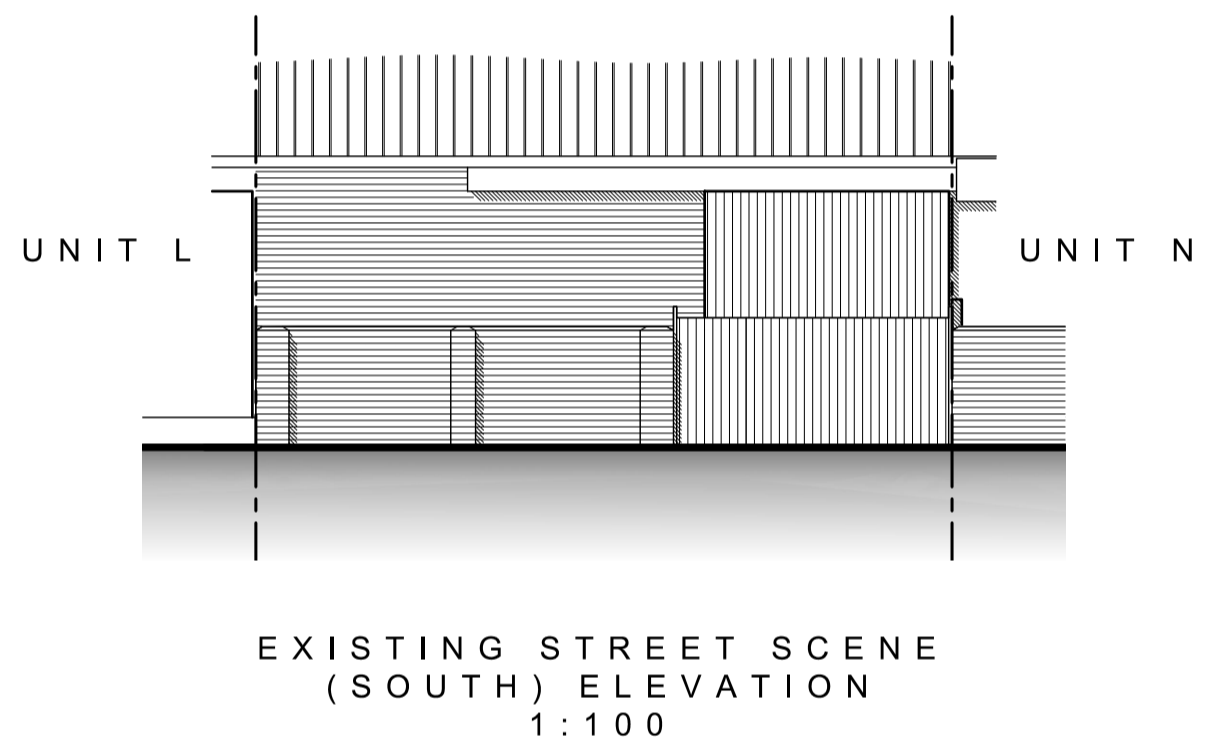
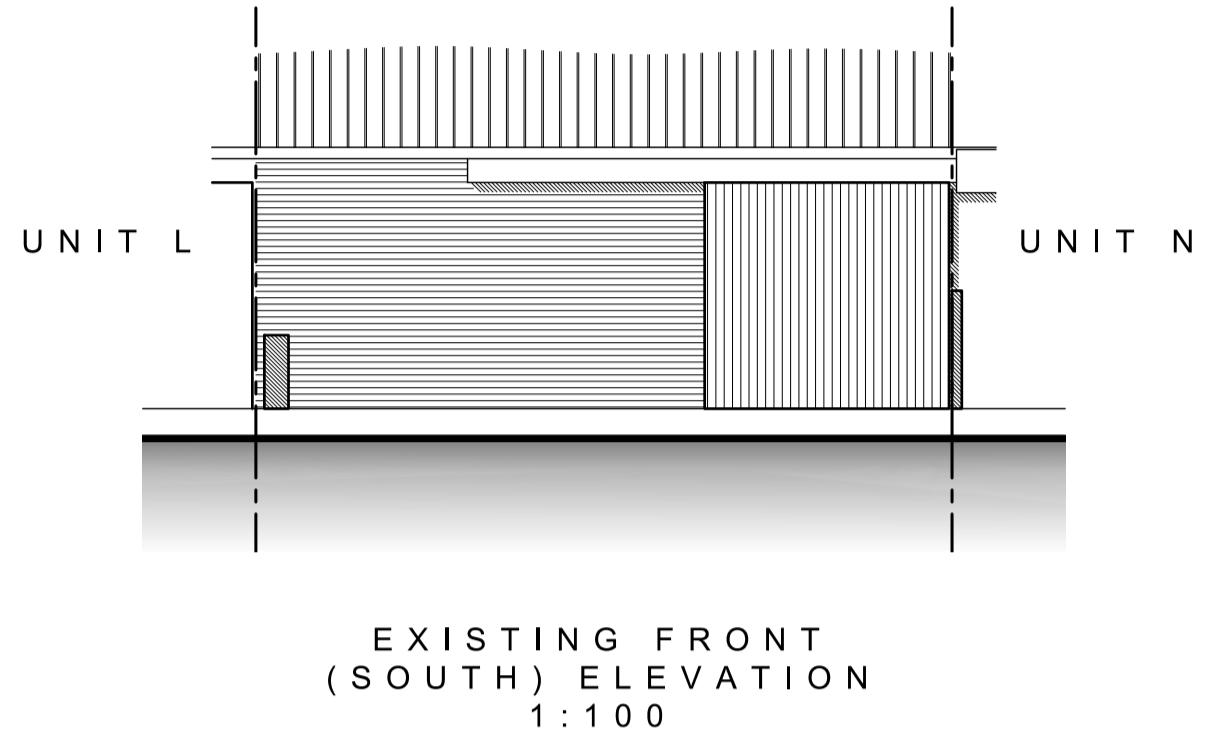
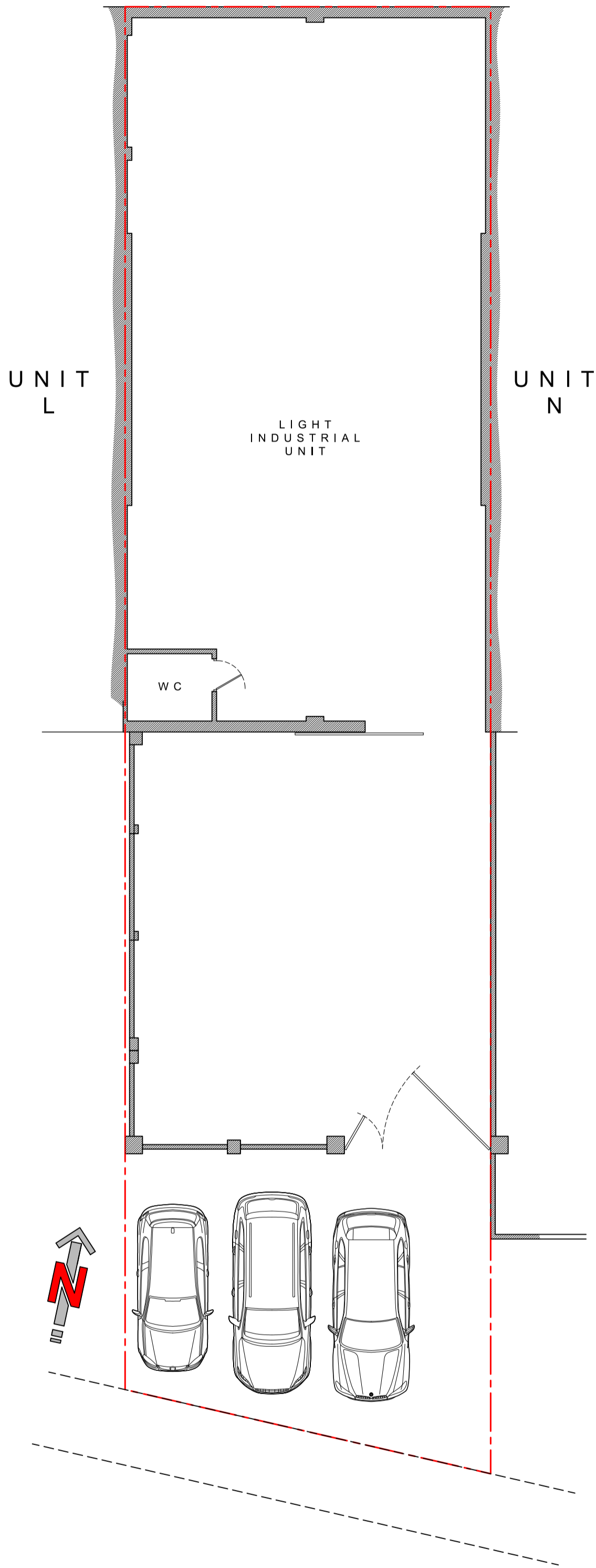
DRAWING

LOCATION PLAN

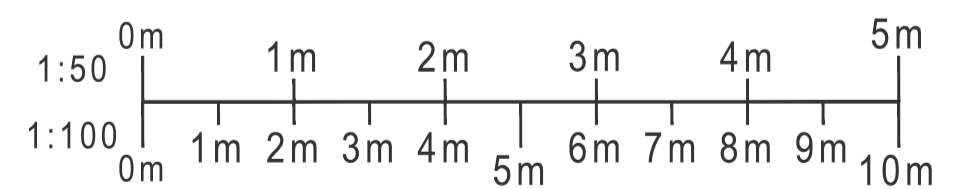
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E info@abbotthull.co.uk	M 07725 005247	

Proposal subject to planning approval.

Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site.  
 Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.



**A** Abbott - Hull  
Associates



PROJECT  
UNIT M, COCKER AVENUE  
POULTON-LE-FYLDE,  
FY6 8JU

DRAWING

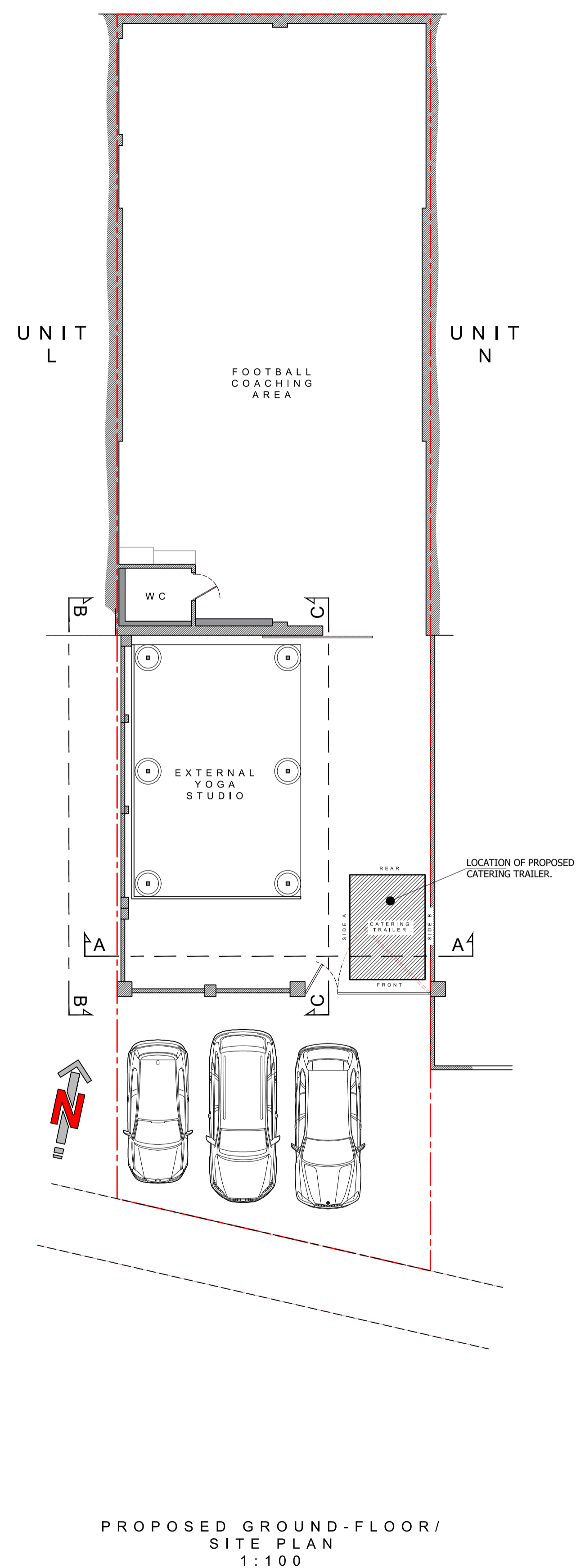
EXISTING PLANS & ELEVATIONS

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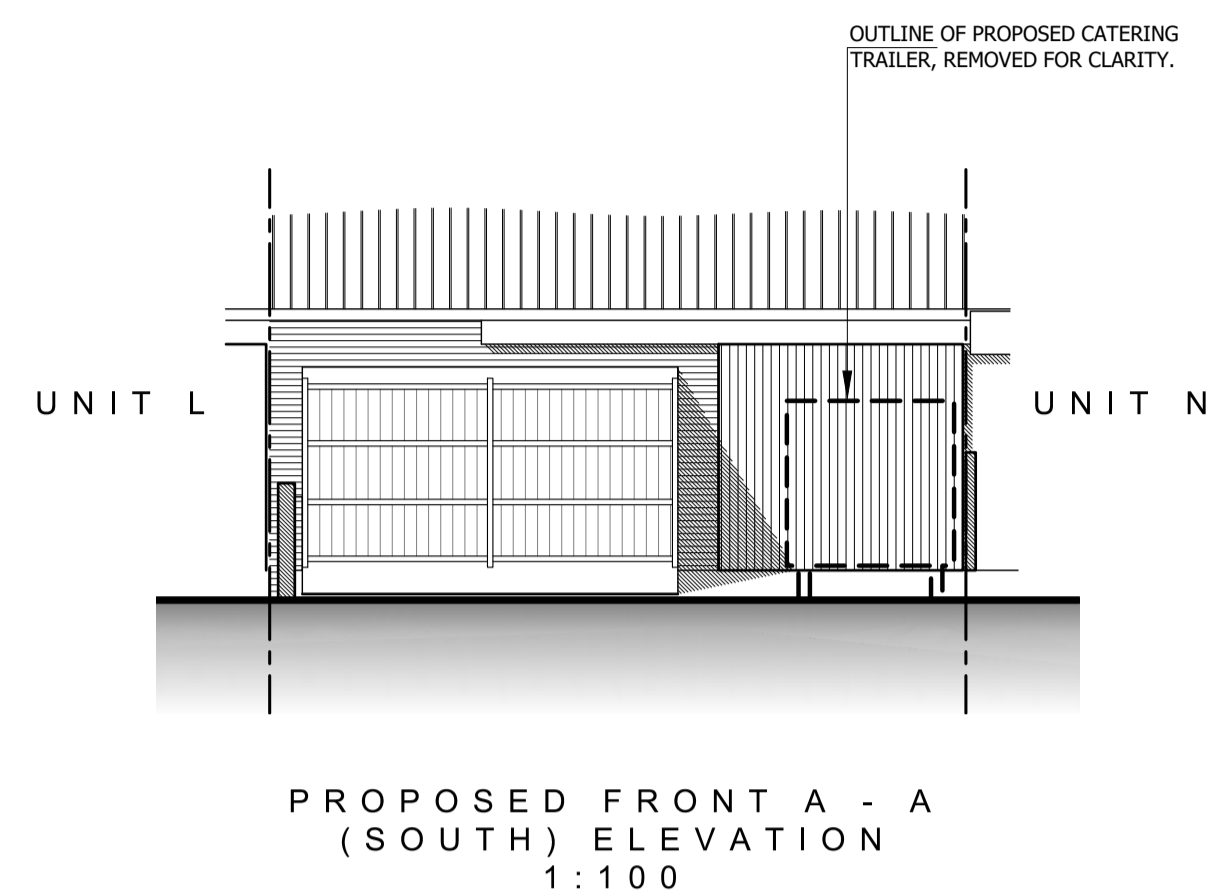


Proposal subject to planning approval.

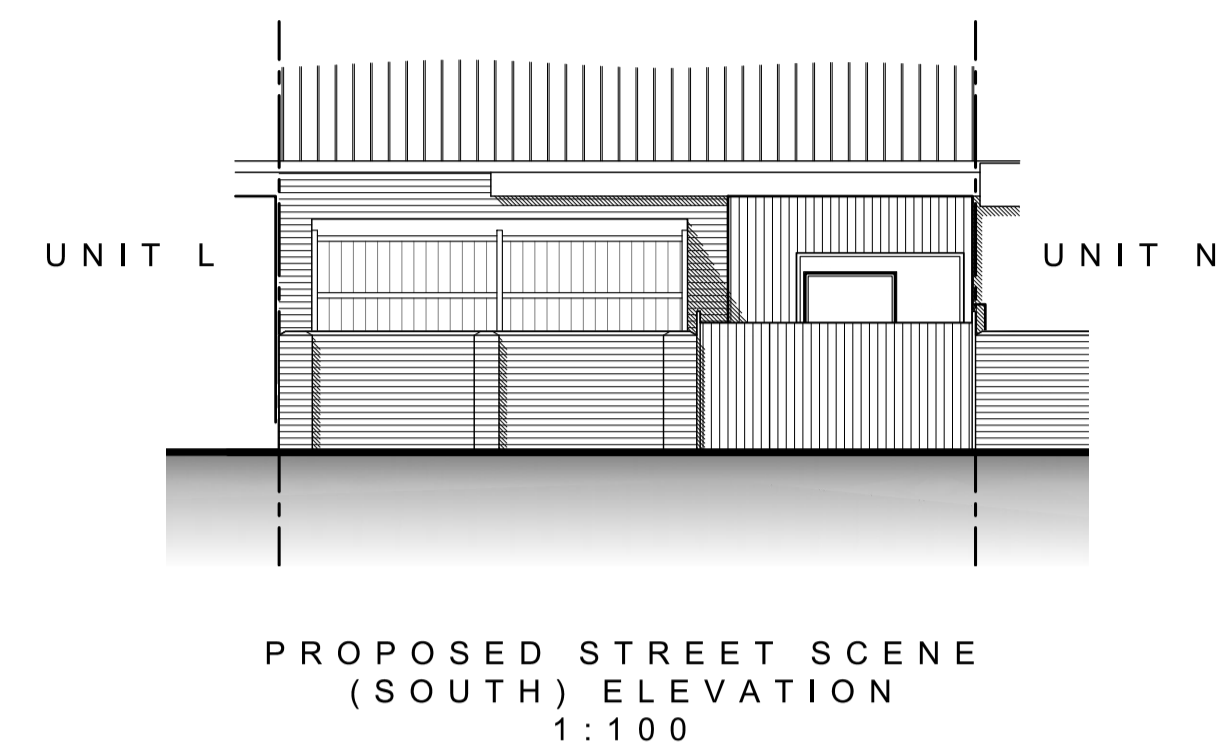
Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site. Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.



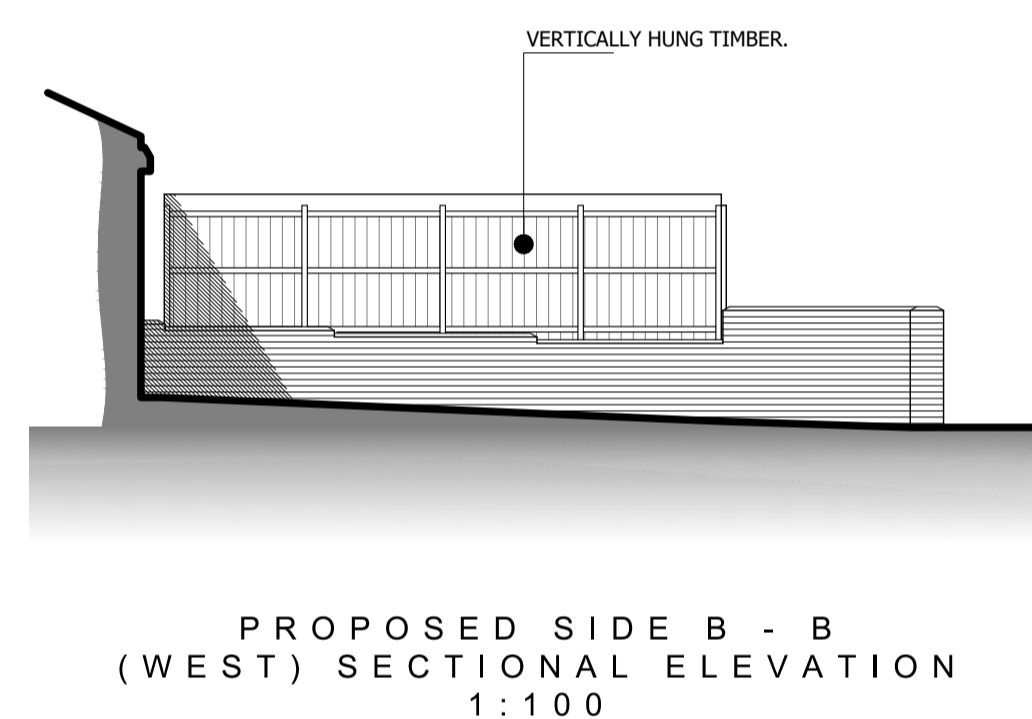
PROPOSED GROUND-FLOOR/  
SITE PLAN  
1:100



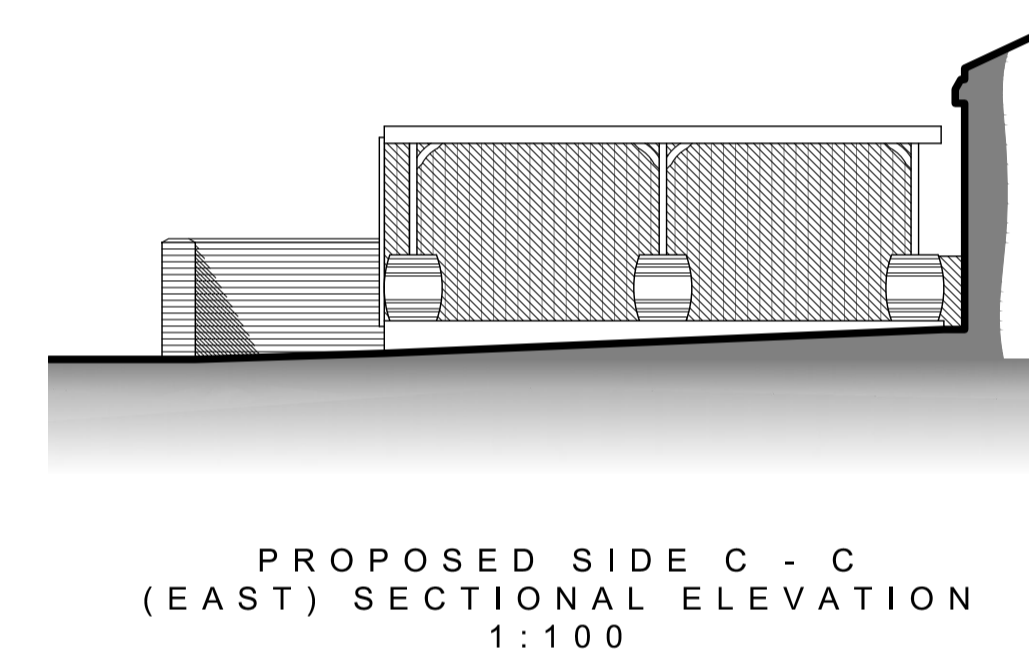
PROPOSED FRONT A - A  
(SOUTH) ELEVATION  
1:100



PROPOSED STREET SCENE  
(SOUTH) ELEVATION  
1:100

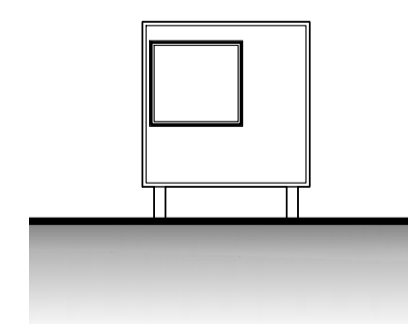


PROPOSED SIDE B - B  
(WEST) SECTIONAL ELEVATION  
1:100

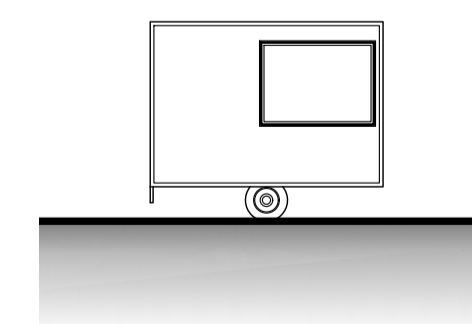


PROPOSED SIDE C - C  
(EAST) SECTIONAL ELEVATION  
1:100

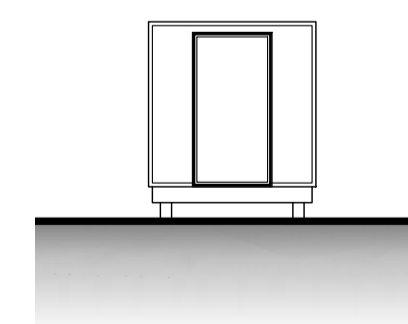
CATERING TRAILER  
ELEVATIONS



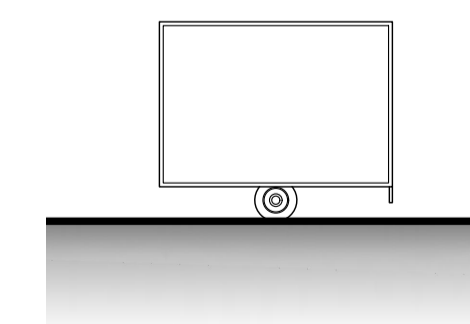
PROPOSED FRONT  
ELEVATION  
1:100



PROPOSED SIDE A  
ELEVATION  
1:100

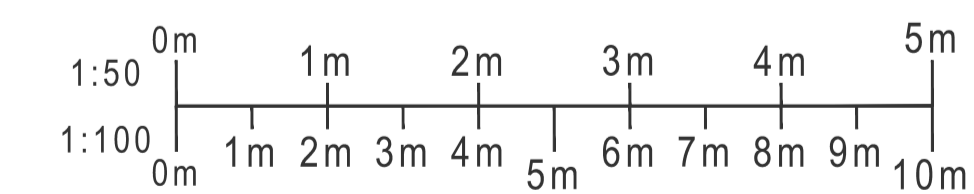


PROPOSED REAR  
ELEVATION  
1:100



PROPOSED SIDE B  
ELEVATION  
1:100

**A** Abbott-Hull  
Associates



PROJECT  
UNIT M, COCKER AVENUE  
POULTON-LE-FYLDE,  
FY6 8JU

DRAWING

PROPOSED PLANS & ELEVATIONS

DRAWING NO. 23106_110	REV. -	DRAWN J. A-H
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E info@abbotthull.co.uk	M 07725 005247	