



PO BOX 17  
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BLACKPOOL, FY1 1LZ

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Email: [planning@blackpool.gov.uk](mailto:planning@blackpool.gov.uk)

## 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

41 Blackpool Damp Proofing Limited

Address Line 1

Whitegate Drive

Address Line 2

Address Line 3

Blackpool

Town/city

Blackpool

Postcode

FY3 9DG

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

Easting (x)

331810

Northing (y)

436041

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Steven

Surname

Lewis

Company Name

Blackpool Cabs LTD

### Address

Address line 1

Derrymede

Address line 2

5 Bispham Road

Address line 3

Town/City

Blackpool

County

Blackpool

Country

United Kingdom

Postcode

FY3 7HQ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

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

60.50

Unit

Sq. metres

## 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

Re: Proposal for Change of Use - 41a Whitegate Drive, Blackpool, Lancashire, FY3 9DG

Dear Planning

I am writing on behalf of Blackpool Cabs LTD to formally propose a change of use for the property located at 41 Whitegate Drive, Blackpool, Lancashire, FY3 9DG. The current status of the property is a fully fitted office, and Blackpool Cabs LTD seeks permission to convert it into a taxi booking and dispatch office.

Existing Use: The property currently functions as a fully fitted office.

Proposed Use: Blackpool Cabs LTD proposes to utilise the property as a taxi office with the following facilities:

- A small reception area for taxi drivers and customers for discussions with management or office staff.
- A dispatch office area enclosed with a perspex screen for the security and safety of staff.
- A pre-existing meeting room.
- Directors office space.
- A manager's office.
- Toilet facilities.
- A small kitchen area.

Reason for Change of Use: The decision to change the use of the property stems from Blackpool Cabs LTD's belief that the existing office setup is ideally suited for a taxi office (small call centre). The property is in good condition, requiring no additional work, and minimising potential noise disruptions. The strategic location near venues that operate late, combined with a focus on bookings through operators, customer apps, and contracts with entities like Blackpool Council, ensures minimal impact on walk-in bookings and noise levels, we don't anticipate a large amount of trade via walking bookings only time to time, the area is quite late evenings after local businesses close, therefore very little passing customers on the streets.

Blackpool Cabs LTD will contribute in quickly moving people from the area for onward travel, as customers from some local late night establishments can gather for lengthy periods whilst waiting for Hackney or other Private Hire cars late at night. The office would also provide a safe waiting space if needed until the taxi arrives, which would help reduce local noise.

Impact of Change of Use: We anticipate that the change of use will have minimal impact on the surrounding area. The property is already equipped as an office, and the nature of our operations does not foresee additional noise or traffic concerns. The area is already busy and accustomed to late-night activities such as the Bellvue pub, Ronnies Bar and Takeaways and delivery drivers.

Conclusion: Blackpool Cabs LTD believes that the proposed change of use will benefit both the property and the surrounding area. We respectfully request the planning authority's permission for this change to continue providing an efficient local taxi service, addressing current service issues, and creating new employment opportunities.

Thank you for your time and consideration. We are open to any discussions or additional information requirements regarding this proposal.

Sincerely,

Steven Lewis  
Managing Director  
Blackpool Cabs LTD

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The site is currently closed, but we are eager to start, we have now rented this office so we would really like to get started as soon as possible, it is already an office with nothing to do. It is just a small purpose built office with staff which will act as a quite call centre, booking taxis and working with Blackpool Council and other entities on corporate work school runs and booking wheelchair taxis for the Blackpool community. The property is really perfect for us and ideal for the area also, its a turn-key solution, we want to ensure we fully comply with all rules so we are waiting for permission before we start.

Is the site currently vacant?

- Yes  
 No

**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

## 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

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

4

### Total proposed (including spaces retained):

4

### Difference in spaces:

0

## 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

## Waste Storage and Collection

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

Yes

No

If Yes, please provide details:

Bins will be emptied regularly already in situ.

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

Yes

No

If Yes, please provide details:

Small office rubbish will be placed into the correct bins for emptying.

## 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

## 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

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

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

Full-time

4

Part-time

2

Total full-time equivalent

6.00

## 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.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

Other (Please specify)

**Other (Please specify):**

Taxi Office

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

00:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

00:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

23:59

## 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

## 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

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

56

**Suffix:**

**Address line 1:**

Woodlands Road

**Address Line 2:**

**Town/City:**

Ansdell, Lytham St Annes

**Postcode:**

FY8 4BX

**Date notice served (DD/MM/YYYY):**

11/12/2023

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Steven

Surname

Lewis

Declaration Date

11/12/2023

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

Steven Lewis

Date

17/01/2024

Amendments Summary

Added - Existing Ground Floor Plan and Proposed Ground Floor Plan with better annotations and amended the text to read better.