

Local Development Order (LDO)

Poole Town Centre High Street

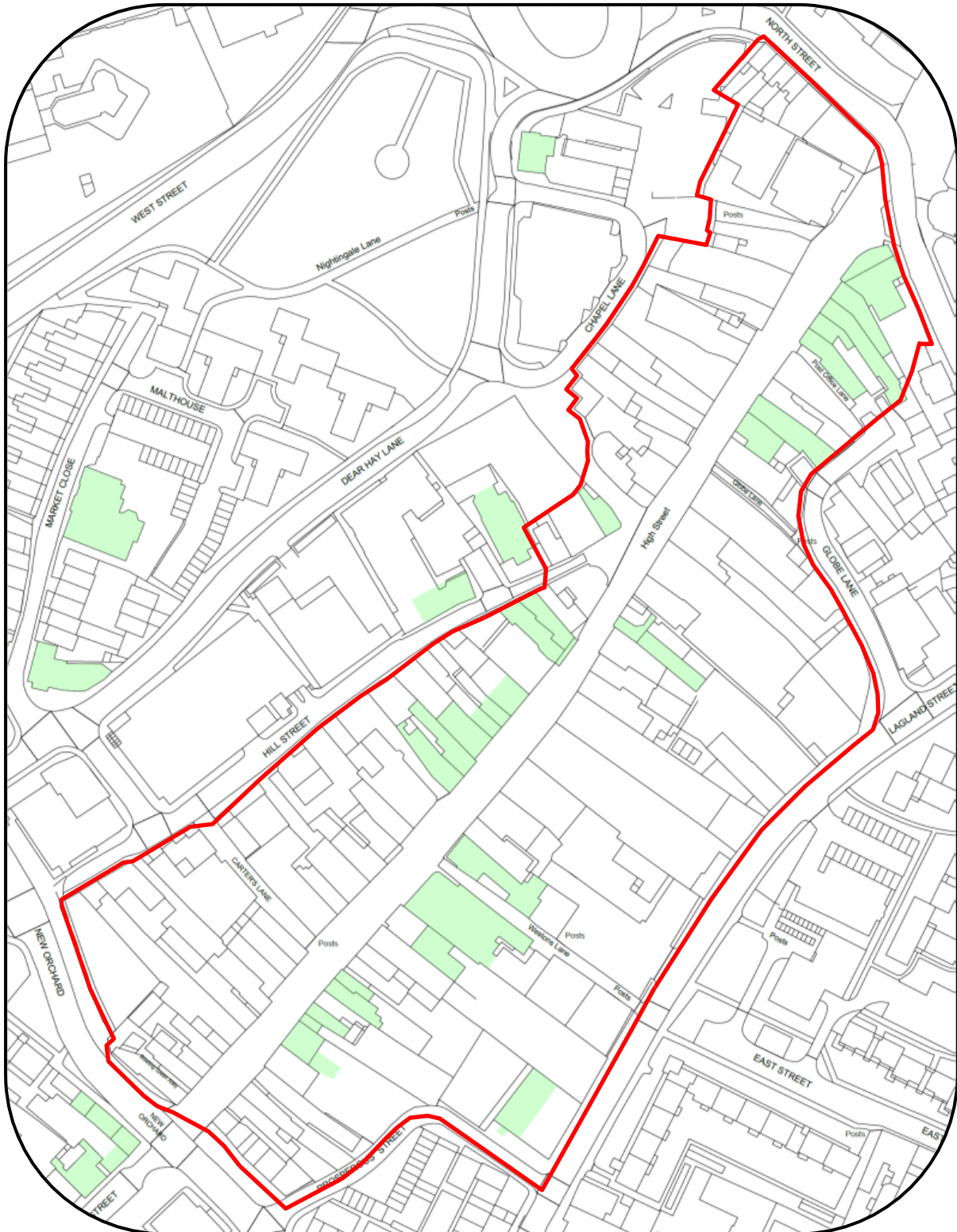


- 1.1** Within the area of Poole town centre, as defined by *Map 1*, planning permission is hereby granted for changes of use of ground floor premises to the following uses within the Town and Country Planning (Use Classes) Order 1987 (and its subsequent amendments):
- A1 (Shops),
 - A2 (Financial and Professional Services),
 - A3 (Restaurants and Cafes),
 - B1 (Business), and
 - D1 (Non-Residential Institutions).
- 1.2** Within the area of Poole town centre, as defined by *Map 1*, planning permission is also granted for changes of use of premises at first floor level and above to the following uses within the Town and Country Planning (Use Classes) Order 1987 (and its subsequent amendments):
- A2 (Financial and Professional Services),
 - B1a (Offices), and
 - D2 (Assembly and Leisure).
- 1.3** Within the area of Poole town centre, as defined by *Map 1*, restrictions are lifted on the number of days for which a temporary building or use may operate within a calendar year with regards to Class B of Part 4 of the Town and Country Planning (General Permitted Development) Order 1995 (and its subsequent amendments). All other conditions concerning this Class will be upheld¹.
- 1.4** The LDO, and the terms within it, will be active for a period of three years following the day of its adoption, and will expire following this period. It will therefore cease to apply on the day following the third anniversary of the adoption of the order.
- 1.5** Development which has started under the provision of the LDO can be completed in the event that the LDO is revoked or revised or expires.

¹ The GPDO rights allow temporary buildings or uses to operate for 28 calendar days in a year (14 days for a market). This proposal intends to remove this threshold to allow more street based events on a more regular basis. This would remove the planning restriction; however, any other restrictions and/or regulations (e.g. licensing) would still need to be complied with.

- 1.6** Development which has started under the provision of the LDO can be completed following the expiry of the LDO after the end of the three year period. The uses that have taken place will therefore be allowed to continue to trade/operate but no new changes of use will be allowed under the terms of the LDO following its expiry without planning permission.
- 1.7** This LDO does not grant planning permission for any changes which involve physical or structural alteration to any of the buildings within the area.
- 1.8** This LDO does not remove the requirement for listed building consent for physical or structural works/alterations affecting any of the listed buildings (all Grade II unless stated otherwise) in the area, which are the following (see *Map 1*):
- The Old Meeting House, Prosperous Street
 - 73 High Street (Grade II*)
 - 75 High Street
 - 79 High Street
 - 79a High Street
 - 87 High Street
 - 89 High Street
 - 90 High Street
 - 91 High Street
 - 92 High Street
 - 94 High Street
 - 96 High Street
 - 96a High Street
 - 98 High Street
 - 102 High Street
 - 102a High Street
 - 117 High Street
 - 34 Hill Street
 - 135 High Street
 - 137 High Street
 - 143 High Street
 - 145 High Street
 - 147 High Street
 - 149 High Street
 - 151 High Street and 80 Lagland Street
- 1.9** This LDO does not remove the requirement for advertisement consent where appropriate.
- 1.10** This LDO does not remove the requirement for consents obtained through other legislation, such as licensing and building regulations.
- 1.11** This LDO applies subject to the following requirements:

- A window display shall be provided at all times in the window(s) fronting the street at ground floor level.
- Any changes of use progressed under this LDO must not have a significantly adverse impact on residential amenity and this will continue to be controlled via licensing and environmental health regulations.



Map 1 – LDO proposed area with boundary defined by a red line and Listed Buildings highlighted in green