

APPENDIX 1 – Suggested Conditions for both FUL and ADV applications

Suggested conditions for APP/X0360/W/24/3356330 (FUL application)

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Details

This permission is in respect of the following plans and documents:

Location Plan - MTS3WKM001 BT Issue 1

Site Plan - MTS3WKM001 BT Issue 1

BT Street Hub Anti-Social Behaviour Management Plan

BT Street Hub Unit All Round Proposed Elevations

BT Street Hub Product Statement V2

BT Street Hub Over Exposure and Glare - Section Testing

BT Street Hub ICNIRP Certificate

BT Street Hub - Planning Statement (Inc. Heritage Statement)

Received 16th October 2025

The development shall be carried out in accordance with these approved plans and documents.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Accordance with Management Plan

The approved BT Street Hub shall be maintained and managed in accordance with 'BT Street Hub Anti-Social Behaviors Management Plan', dated October 2024, for the lifetime of the development.

Reason: In the interests of maintaining the quality and safety of the environment in accordance with policies CP1 and CP3 of the Core Strategy (2010).

Suggested conditions for APP/X0360/W/24/3356331 (ADV application)

1. Five standard conditions set out in Schedule 2 of the 2007 Regulations

2. Approved Plans

This consent is in respect of the application form and the drawings and plans:

Location Plan - MTS3WKM001 BT Issue 1

Site Plan - MTS3WKM001 BT Issue 1

BT Street Hub Anti-Social Behaviour Management Plan

BT Street Hub Unit All Round Proposed Elevations

BT Street Hub Product Statement V2

BT Street Hub Over Exposure and Glare - Section Testing

BT Street Hub ICNIRP Certificate

BT Street Hub - Planning Statement (Inc. Heritage Statement)

Received 16th October 2025

The advertisement(s) hereby permitted shall be erected and displayed in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the advertisements are displayed in accordance with the approved details.

3. Luminance

The maximum luminance from the advertisement shall not exceed 300 cd/m².

Reason: To protect the visual amenity and avoid excessive glare that could lead to a danger to highway users in accordance with Policy CP3 and CP6 of the Core Strategy (2010).

4. Display

The illumination of the advertisement shall consist of static lighting and static images only. Changes between adverts shall be instant only with no sequencing, fading, swiping or merging of images. Adverts shall not change more frequently than once every ten seconds.

Reason: In the interests of visual amenities and highway safety. Relevant Policies: CP1, CP3, and CP6 of the Core Strategy. 4. Audio No advertisement displayed shall contain audio at any time. *Reason: In the interest of amenity of the surrounding area. Relevant Policies: CP1 and CP3, and CP6 of the Core Strategy.*

5. Audio

No advertisement displayed shall contain audio at any time.

Reason: In the interest of amenity of the surrounding area. Relevant Policies: CP1 and CP3, and CP6 of the Core Strategy