

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01086
Decision Date: 06/05/2026

Applicant:	Butter Bun Ltd Unit 27 Borough Parade, Chippenham, Wiltshire, United Kingdom, SN15 3WL
Particulars of Development:	Proposed alterations including location of new mechanical system for kitchen extracting ductwork to the side of the building and fresh air system to the side of the building via weather louvre grills.
At:	Unit 27, Borough Parade, Chippenham, SN15 3WL

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 01 – Location Plan and Site Plan
 - 02 – Existing Ground Floor and Roof Plan
 - 03 – Existing Front and Side Elevations
 - 04 – Proposed HVAC Ground Floor & Roof Plan

- 05 – Proposed HVAC Section A-A & Floor Plan
- 06 - Proposed Side Elevation
- 07 – Proposed Front Elevation
- AV Mounts Specifications
- Isolators HES 3 Specifications
- G4 Prefilter Specifications
- Electrostatic Air Cleaner ESP 5000B Specifications
- Air Clean Carbon Filter Specifications
- Installation Report
- Kitchen Extract Fan GBW 560 Specifications
- R02 Rectangular Silencers Specifications
- Fresh Air Fan - Ruck 315 Specifications

(received 16/02/2026 unless otherwise specified)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The installed flue / ductwork shall be powder coated and/or painted in matt black, such as to match the existing gutters/drains within Borough Parade.

REASON: In order to comply with Chippenham Neighbourhood Plan Policy TC4 and in the interests of visual amenity and mitigating harm to the designated Chippenham Conservation Area.

- 4** The development shall be carried out, installed and fully equipped in accordance with the specification set out in the Noise Impact Assessment (DAA Group, dated 6th February 2026 Issue 01), including the implementation of the mitigation measures set out at sections 5.5 and 6.0 of that report.

A Post-completion Report detailing and photographic evidence of the mitigation measures, including installation of the attenuators and noise vibration pads and the sound insulation scheme having been satisfactorily implemented, shall be submitted and approved in writing by the Local Planning Authority prior to the first occupation of the building.

The sound insulation measures shall be retained and suitably maintained thereafter for the lifetime of the development.

REASON: To ensure a satisfactory standard of living environment for incoming occupiers.

- 5** The equipment and flue, including the odour filtration system and filters, shall be installed in full accordance with the Odour Control Assessment (Fan Rescue Ltd,

OD657710, dated 09/02/2026). The development will be carried out fully in accordance with the kitchen extraction, kitchen fresh air and high-level odour control system.

REASON: To ensure a satisfactory standard of living environment for incoming occupiers.

- 6 Should the extract flue become unnecessary or not required at any future point, within 3 months following that date it shall be removed in entirety and the building returned to its original state and condition, with materials and finishes to match those of existing undisturbed surrounding areas.

REASON: In the interests of preserving the character and appearance of the designated conservation area.

Informatives

- 1 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3 The applicant is advised that this permission authorises the proposed works only and does not relate to any change of use of the building. In particular, it should be noted that hot-food takeaway does not fall within any specific use class ('sui generis'), and as such would not fall within the lawful use.
- 4 This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)