



FILTON TOWN COUNCIL

Minutes of **FILTON TOWN COUNCIL'S – Planning & Climate Meeting** held at 7:00PM on Tuesday, 18th November 2025 – Held at: Filton Town Council Office's Conference Room, Elm Park, Filton BS34 7PS.

PRESENT: Cllrs: A. Bird (*Chair*), D. Boardman, J. Molloy.

IN ATTENDANCE: Peach Jones (*Council Support Officer*) Rachel Tadman (*Planning Consultant*)

APOLOGIES: Cllrs: S.Milestone & T.Mewies (*Mayor*).

MEETING STARTED AT 7:05PM

01. EVACUATION PROCEDURES – Noted.

02. APOLOGIES FOR ABSENCE – Noted Cllrs: Milestone & Mewies.

03. DECLARATIONS OF INTEREST:

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| a. To receive declarations of interest from Councillors on items on the agenda. | None. |
| b. To receive written requests for dispensations for disclosable pecuniary interests (if any). | None. |
| c. To grant any requests for dispensation as appropriate. | None. |

04. EXCLUSION OF THE PRESS AND PUBLIC

With no public in attendance and no declarations for exclusion of any Agenda items raised, it was agreed to move onto the next item.

05. ELECTION OF A VICE CHAIR OF PLANNING & CLIMATE COMMITTEE

RESOLVED: Due to the previous Vice Chair resigning from this committee. Cllr Boardman proposed to stand at Vice Chair of the Planning & Climate Committee. Seconded by Cllr Molloy. The vote to elect Cllr Boardman as Vice Chair passed unanimously.

06. TO APPROVE THE MINUTES OF THE PLANNING & CLIMATE COMMITTEE HELD ON 7TH OCTOBER 2025

RESOLVED: The minutes of the above Planning & Climate committee meetings were approved as an accurate record.

07. MONTHLY APPLICATIONS LIST – NOVEMBER 2025

A monthly list was created to view and consider each application individually and for councillors to form comments for each planning application.

APPLICATION NUMBER	COMMENT
<u>P25/01450/HH</u> 7 Charles Road Filton BS34 7ES	<i>Updated planning comment:</i> Filton Town Council objects to this application.

	Although the Council previously submitted a neutral comment, further discussion at the Planning & Climate Committee has raised concerns regarding highway safety. The proposed fence, gate line and trellis exceeding 1 metre in height- are considered likely to impede visibility for any driver exiting the property's driveway. This reduced visibility poses a risk to both motorists and pedestrians using Charles Road. For these reasons, Filton Town Council objects to any boundary treatment forward of the building line that exceeds 1 metre in height on highway safety grounds.
<u>P25/02309/PND</u> Building 20F Golf Course Lane Filton	Filton Town Council notes this application with a neutral stance.
<u>P25/02350/HH</u> 29 Rannoch Road Filton BS7 0SA	Filton Town Council notes this application with a neutral stance.
<u>P25/02315/F</u> Land At 39 Bude Road Filton BS34 7HW	Filton Town Council objects to the proposal due to concerns about overlooking and loss of privacy for nearby residential properties. Councillors suggest that windows should instead face towards the college rather than towards neighbouring homes. If this change in orientation is not feasible, the Council recommends: • Applying a frosted finish to the windows, or • Installing high-level windows (minimum 6ft above floor level), or • Requiring a condition that blackout blinds are fitted and used from dusk onwards. Additionally, if the building is not temporary, the Council objects unless a maximum 3-year life span is imposed.
<u>P25/02453/F</u> 30 Warren Road. Filton, BS34 7EJ	Filton Town Council objects to this application. We support the concerns raised by the adjoining neighbour, Mr Darren Curry, and request that Enforcement investigate the reported noise and nuisance issues by contacting Mr Curry prior to a final decision, as the proposed additional

	bedroom may negatively affect residential amenity for his household. The Council also notes that an extension appears to have already been constructed on the side of the property and is concerned that the cumulative development may exceed the 50% curtilage threshold. We therefore request that the Local Planning Authority review the property's permitted development rights and confirm compliance with relevant building and planning regulations
<u>P25/02480/F</u> 18 And Land At No.18 Wallscourt Road, South Filton, BS34 7NU	Filton Town Council objects to this application. The Council requests that Biodiversity Net Gain (BNG) is fully delivered on-site, particularly as the front garden has already been replaced with an impermeable surface, reducing natural habitat and drainage capacity. To meet the standards set out in the householder design guide supplementary planning document (SPD), Filton Town Council also requests that all permitted development rights for the proposed dwelling (18A) are removed. This will ensure consistency with other similar infill developments within Filton and help prevent future overdevelopment of the plot.
<u>P25/02531/F</u> Rolls Royce Site Gloucester Road North Filton BS34	Filton Town Council notes this application with a neutral stance.
<u>P25/02521/PNH</u> 21 Charles Road, Filton, BS34 7ES	Filton Town Council objects to this application and wishes to submit the following comments: •The proposed 6-metre extension constitutes overdevelopment of the plot. •The extension appears to bring the curtilage close to the 50% threshold, and we request that this be fully assessed by the case officer. •The development is likely to result in a loss of sight lines and daylight to the rear of the neighbouring property at 23 Charles Road.

	•The design and external appearance are not in keeping with the character of nearby properties. •The Council requests that the planning officer review the potential overbearing impact on the garden of No. 23. •The application documents do not include a Biodiversity Net Gain (BNG) statement; this should be provided. •To mitigate the environmental impact, the Council also requests that a green roof be considered as part of the proposal.
<u>LI25/7748/PREMIS</u> S3 Padel, Social Sports Society, Unit 2B, Foxden Road, Stoke Gifford, BS34 8SP	Filton Town Council supports this licensing application, subject to the applicant to uphold the measures outlined in their submission and adhering to the four Licensing Objectives as follows: •Prevention of Crime and Disorder: Continued operation of CCTV, appropriate staff supervision, and enforcement of the Challenge 25 policy. •Public Safety: Clear management of areas where alcohol is consumed, with appropriate lighting and staff presence during late hours. •Prevention of Public Nuisance: Alcohol consumption to remain indoors, with measures in place to ensure quiet dispersal of patrons at closing time. •Protection of Children from Harm: Ongoing separation of alcohol-serving areas from youth activity spaces and robust age-verification controls. With these measures in place, the Council raises no objection to the granting of this licence.
<u>P25/02537/F</u> 17 Stanley Avenue Filton BS34 7NQ	Filton Town Council submits a neutral comment but requests clarification on several matters. •The Council notes a potential inconsistency between the Planning Statement and the description of development and asks the case officer to review this.

	•The Council also requests that the South Gloucestershire Parking Standards SPD is applied, as only two parking spaces are shown, with no evidence that the site can meet provision expected for a 3-6 person C4 HMO. •Additionally, the Council asks that the proposed bin and cycle stores are checked for compliance with relevant design and amenity guidance, and that the applicant's stated exemption from Biodiversity Net Gain (BNG) requirements is verified.
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08. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULES NOVEMBER 2025

NOTED: Councillors took note of the Circulated Schedules of various Planning Applications provided by South Gloucestershire Council.

a. Circulated Schedule no. 46/25 dated 14/11/2025

NOTED: Councillors discussed the application listed on Circulated Schedule 46/25 and noted that it appears as a result of Filton Town Council's submitted objection, contrary to the officer recommendation (as confirmed in Annex B1).

Members noted concerns regarding what they described as "HMO development by creep", observing that the related Certificate of Lawfulness application ([P25/02033/CLP](#)) may enable a loft extension, which could cumulatively intensify the use of the property.

RESOLVED:

Filton Town Council requests that a condition limiting the property to a 4-bed HMO be supported by South Gloucestershire & Filton Ward Councillors Adam Monk and Alex Doyle, and further requests that they refer the application to committee for consideration.

b. Circulated Schedule no. 46/25 - Notification to Councillors.

NOTED.

c. Circulated Schedule no. 42/25 - 17/10/2025.

NOTED: Members discussed that the application of 27 Gloucester Road North - [P25/00196/E](#), also listed within Circulated Schedule 42/25 (Annex B2), is recommended for approval with conditions despite significant public objection and the Town Council's previously submitted objection.

Councillors noted that:

- The proposal relates to the redevelopment of the former HSBC Bank into seven small HMOs with some retained commercial use.
- The application is scheduled for determination at SGC Planning Committee on 27th November 2025, expected as the first agenda item at 9:00am, and that the Town Council's Planning Consultant, has already prepared a statement for Cllr Alan Bird to deliver at committee.
- SGC & Filton Ward Councillors: Adam Monk and Alex Doyle will be present, and that public attendance is permitted, with residents encouraged to raise their concerns. Members requested that a public notice be issued to inform residents of the committee date.

Further, councillors reported that upon reviewing the South Gloucestershire Planning Portal, a decision notice appeared to have been published early - showing the application marked as "Decided" on 18th November 2025 - prior to the scheduled committee meeting.

- d. Circulated Schedule no. 42/25 - Notification to Councillors.
NOTED.

09. SOUTH GLOUCESTERSHIRE PLANNING COMMITTEE: 27 GLOUCESTER ROAD NORTH (FORMER HSBC BUILDING)

RESOLVED: The Town Clerk requested the Planning Consultant to prepare a formal clarification request to South Gloucestershire Council, querying whether a procedural error has occurred, given the controversy surrounding the application and its scheduled committee referral.

10. CHARBOROUGH ROAD INFORMATION AND Q&A EVENING MINUTES & PRESENTATION SLIDES

NOTED: Committee members to note the report typed up by the Town Council Support Officer and presentation slides provided by South Gloucestershire Council Officers. It was agreed that these items can be circulated out to councillors.

11. PROPOSED RE-SCHEDULING OF PLANNING & CLIMATE COMMITTEE MEETING DATES

NOTED: The Committee reviewed and discussed the proposed adjustments to the Planning & Climate Committee meeting schedule. Members agreed that formal meetings will be held on the first Tuesday of each month, with provisional ad-hoc dates reserved between scheduled meetings to allow for informal consideration of planning applications where expiry deadlines or contentious matters require a timely response.

12. PLANNING TRAINING TO BE PROVIDED BY THE PLANNING CONSULTANT

NOTED: Members agreed that Wednesday, 26th November 2025 is a suitable date for the planned training session with the Planning Consultant. Councillors confirmed their availability and noted that all necessary arrangements will be put in place to ensure the session is properly supported and information can be effectively captured.

13. MATTERS OF REPORT ARISING FROM THE MINUTES NOT OTHERWISE COVERED BY THE AGENDA

NOTED: None.

14. DATE OF NEXT MEETING: Tuesday, 2nd December 2025 at 7PM.

THE MEETING CLOSED AT 8:44PM