



FILTON TOWN COUNCIL

FILTON TOWN COUNCIL'S – Formalized comments submitted in response to planning applications due to expire prior to the forthcoming meeting of the next **Planning & Climate Committee**, Tuesday, 6th January 2026 which was subsequently cancelled.

COMMITTEE MEMBERS Cllrs: A. Bird (Chair) D. Boardman (*Vice Chair*), J. Molloy, S. Milestone.
REPORTING PERIOD: 6th January 2026 – 23rd January 2026

THE FOLLOWING COMMENTS WERE AGREED BY COUNCILLORS OF THE FILTON TOWN COUNCIL PLANNING COMMITTEE AND ARE SUBMITTED IN RESPONSE TO APPLICATIONS CONSULTED BY SOUTH GLOUCESTERSHIRE COUNCIL.

- 01. EVACUATION PROCEDURES –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
- 02. APOLOGIES FOR ABSENCE –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
- 03. DECLARATIONS OF INTEREST:**
- 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 –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
- 05. TO APPROVE THE MINUTES OF THE PLANNING & CLIMATE COMMITTEE MEETING HELD ON 18TH NOVEMBER & 2ND DECEMBER 2025**
RESOLVED: This item was agreed to be deferred to the next meeting.
- 06. MONTHLY APPLICATIONS LIST – JANUARY 2026**
A monthly list was created to view and consider each application individually and for councillors to form comments for each planning application within the reporting period.

APPLICATION NUMBER	COMMENT
<u>DOC25/00416</u> Site Off Of Golf Course Lane Filton BS34 7QS	Filton Town Council Planning Committee has noted the submitted information and submits a neutral comment, raising no objection.
<u>P25/02898/PNH</u> 181 Lower House Crescent Filton BS34 7DL	Filton Town Council Planning Committee supports this application.

	The Committee considers the proposal to be proportionate in scale, consistent with neighbouring extensions, and respectful of surrounding residential amenity. The retention of rear access and a usable garden area is welcomed and considered appropriate. To further enhance the proposal, the Committee recommends the use of a green or sedum roof, where feasible, to improve biodiversity and contribute positively to local environmental objectives. Additional note: The Committee notes that this application is adjacent to No. 179, which was previously commented on neutrally, and that No. 183 is an existing HMO. While this does not affect the current proposal, it is noted for future reference should HMO applications arise in this location, given local HMO concentration levels (approximately 9.7%).
<u>P25/02872/F</u> Unit 5 The Shield Retail Centre Link Road Filton BS34 7BR	Filton Town Council Planning Committee offers a neutral response to this application. Should permission be granted, the Committee requests that conditions be imposed to ensure: • The internally illuminated signage is switched off outside of business opening hours. • The brightness and illumination levels are restricted in accordance with South Gloucestershire Council signage and amenity guidelines, in order to protect residential amenity.
<u>P25/02918/HH</u> 694 Southmead Road Filton BS34 7QT	Filton Town Council Planning Committee provide a neutral response to this proposal noting that no drawings or plans are currently available on the planning portal to support this application. In the absence of submitted plans, the Committee is unable to properly assess the scale, design, impact on neighbouring amenity, or compliance with relevant planning policies.

	If drawings have not yet been uploaded, Filton Town Council formally requests that the consultation period be extended once the full set of plans is made available, in order to allow meaningful review and comment.
<u>P25/02908/PNH</u> 9 Hollyleigh Avenue Filton BS34 7QU	Filton Town Council objects to this application. It is noted that no drawings or supporting plans are currently available on the planning portal. Without the necessary plans, the Committee is unable to assess the proposal's compliance with permitted development criteria or its impact on neighbouring properties. The Committee requests that the relevant drawings be uploaded and that the consultation period be extended accordingly to allow for proper consideration.
<u>P25/02839/O</u> Brabazon At The Former Filton Airfield	Filton Town Council Planning Committee offers general support for this outline application, subject to the following considerations. The Committee agrees with the Transport Officer's documented comment that parking provision should be limited, as excessive parking could set an undesirable precedent that conflicts with the long-term vision and primary application for the wider site. Additionally, the Committee requests that a continuity plan be secured by condition for commercial tenants occupying the temporary units. This should include provisions such as preferential access or rates for permanent office space within the future development, enabling continuity of occupation at the end of the temporary period. In relation to Biodiversity Net Gain (BNG), the Committee recognises that opportunities are constrained due to the site's location over the existing runway slab. However, it considers that:

	• Sedum or green roofs on the temporary office units are feasible and should be required by condition. • Rainwater collection and reuse for grey water purposes should be incorporated, given the impermeable nature of the runway surface. These measures would provide meaningful environmental mitigation within the constraints of the site.
<u>P25/02972/CLE</u> 19 Ferndale Road Filton BS7 0RP	Filton Town Council Planning Committee has reviewed and objects to this application due to concerns regarding the lack of supporting evidence submitted on the planning portal. The application relies on the premise that the property was in lawful C4 HMO use prior to the Article 4 Direction coming into effect on 10th January 2024. However, no clear documentary evidence has been provided to demonstrate continuous C4 use prior to this date. While the property is shown as a registered HMO from 21st June 2024, this alone does not establish lawful use before the Article 4 commencement. The Committee therefore formally requests that redacted tenancy agreements or equivalent documentary evidence be submitted to demonstrate occupation as a C4 HMO prior to 10th January 2024. In the absence of such evidence, the Council notes that approval would potentially result in HMO sandwiching, particularly in relation to No. 17 Ferndale Road, which would be contrary to adopted policy objectives. Additionally, the local HMO concentration is already at approximately 9%.

07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE JANUARY 2026

NOTED: Councillors received notification of the Circulated Schedules by way of digital correspondence (email).

a. CIRCULATED SCHEDULE NO. 04/26 DATED 30/01/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 12/26.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified of any applications relevant to Filton which were listed on Circulated Schedule 04/26.

08. SOUTH GLOUCESTERSHIRE COUNCIL'S LOCAL PLAN REG 19 NEWS

NOTED: Councillors received notification of an update report that South Gloucestershire Council submitted the Local Plan to the Government's Planning Inspectorate (PINS) under regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, on Friday, 24th October. Documents relating to the submitted plan are available on the Council's [Local Plan Consultation Website](#).

09. SOUTH GLOUCESTERSHIRE COUNCIL'S GUIDANCE ON HIGHWAY IMPROVEMENTS

NOTED: Members received a digital update from South Gloucestershire Council of an agreed application process for local councils to request particular highway improvements (such as, speed limit, traffic calming, new footways, pedestrian crossings etc). It was notified in the report that this can be done by visiting the [Request a Highway Improvement Webpage](#).

10. MARKS OUT OF TENANCY – HMO & EMPTY HOMES REPORTING SERVICE

RESOLVED: It was agreed that this item to be deferred to the next Planning & Climate Committee meeting due to an inadequate number of attending members required to be quorate at this meeting.

11. PLANNING TRAINING TO BE PROVIDED BY THE PLANNING CONSULTANT

RESOLVED: It was agreed that this item to be deferred to the next Planning & Climate Committee meeting due to an inadequate number of attending members required to be quorate at this meeting.

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

NOTED: No matters were raised.

13. DATE OF NEXT PLANNING & CLIMATE COMMITTEE MEETING

NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 17th February 2026.



FILTON TOWN COUNCIL

FILTON TOWN COUNCIL'S – Formalized comments submitted in response to planning applications due to expire prior to the forthcoming meeting of the next **Planning & Climate Committee**, Tuesday, 20th January 2026 which was subsequently cancelled.

COMMITTEE MEMBERS Cllrs: A. Bird (Chair) D. Boardman (*Vice Chair*), J. Molloy, S. Milestone.
REPORTING PERIOD: 20th January 2026 – 5th February 2026

THE FOLLOWING COMMENTS WERE AGREED BY COUNCILLORS OF THE FILTON TOWN COUNCIL PLANNING COMMITTEE AND ARE SUBMITTED IN RESPONSE TO APPLICATIONS CONSULTED BY SOUTH GLOUCESTERSHIRE COUNCIL.

- 01. EVACUATION PROCEDURES –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
- 02. APOLOGIES FOR ABSENCE –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
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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 –** Not applicable as meeting was cancelled due to the meeting not being quorate and comments were submitted by email.
- 05. TO APPROVE THE MINUTES OF THE PLANNING & CLIMATE COMMITTEE MEETING HELD ON 18TH NOVEMBER & 2ND DECEMBER 2025**
RESOLVED: This item was agreed to be deferred to the next meeting.
- 06. MONTHLY APPLICATIONS LIST – JANUARY - FEBRUARY 2026**
A monthly list was created to view and consider each application individually and for councillors to form comments for each planning application within the reporting period.

APPLICATION NUMBER	COMMENT
<u>P26/00004/CLP</u> 21 Rodney Crescent Filton BS34 7AF	Filton Town Council notes that the proposal appears likely to fall within permitted development. However, the submitted drawings do not provide sufficient detail (including height to eaves) to allow the Council to fully assess the impact.

	Given that the property lies within an Article 4 area, the Council recommends that full planning permission be sought. Should the application be approved, the Council requests that a green roof be required on the flat roof of the extension.
<u>P26/00010/RVC</u> 1 Branksome Drive Filton BS34 7EG	Filton Town Council objects to this application on the following grounds: • The proposal would result in the complete removal of the existing hedgerow, which was previously accepted only in part. Full removal would have a harmful impact on the street scene and local environment. • The proposed hardstanding has not been demonstrated to be permeable, contrary to South Gloucestershire Council's Sustainable Drainage policies. • The revised layout would result in a further loss and fragmentation of green amenity space, reducing its quality and usability for residents. The Council recommends that, if approved, a condition requiring boundary planting (such as a hedge) between parking and amenity areas be imposed to protect residential amenity and ensure safety.
<u>P26/00055/HH</u> 12 Rodney Crescent Filton BS34 7AG	Filton Town Council supports this application. Committee members consider that the proposal has no adverse impact on architectural character, provides practical draught and energy efficiency benefits, and is acceptable in planning terms. Councillors queried whether similar treatment could have been applied to the side entrance to further improve insulation.
<u>P25/02952/F</u> 668A Southmead Road Filton BS34 7RD	Filton Town Council objects to this application for the following reasons: • The Planning Inspector's appeal decision made clear that only the specified approved plans are authorised, and this proposal materially departs from them.

	• The removal of the pitched side roof would harm the street scene and undermine the visual separation between properties, contrary to the South Gloucestershire Householder Design Guide SPD. • The Council requests that permitted development rights be removed by condition to prevent future overdevelopment. • The proposal conflicts with Policy PSP1 (Local Distinctiveness), as the prevailing character of the street is defined by pitched roofs. • Nearby properties cited by the applicant do not provide precedent, as they are materially different in form and scale. • Members expressed disappointment that permitted development rights were not removed under the original permission, which has led to the current situation.
<u>P25/02431/F</u> Land At Brabazon Former Filton Airfield	Filton Town Council supports this temporary proposal in principle. However, Members request that the planning officer review the adequacy of cycle parking provision, noting that only five racks are shown. Given the scale of the facility, its accessibility and South Gloucestershire's Active Travel guidance, the Council recommends a minimum of 24 secure and fully sheltered cycle spaces, together with consideration of a designated scooter parking or hire hub.

- 07. MARKS OUT OF TENANCY – HMO & EMPTY HOMES REPORTING SERVICE**
RESOLVED: It was agreed that this item to be deferred to the next Planning & Climate Committee meeting due to an inadequate number of attending members required to be quorate at this meeting.
- 08. PLANNING TRAINING TO BE PROVIDED BY THE PLANNING CONSULTANT**
RESOLVED: It was agreed that this item to be deferred to the next Planning & Climate Committee meeting due to an inadequate number of attending members required to be quorate at this meeting.

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

NOTED: No matters were raised.

10. DATE OF NEXT PLANNING & CLIMATE COMMITTEE MEETING

NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 3rd February 2026.