



FILTONTOWN COUNCIL'S – Planning & Climate Committee held on Tuesday, 3rd February 2026 – Held at: Filton Town Council Office's Conference Room, Elm Park, Filton BS34 7PS.

COMMITTEE COUNCILLORS PRESENT: A. Bird (Chair) D. Boardman (*Vice Chair*), J. Molloy.

IN ATTENDANCE: Simon Davies (*Town Clerk*), Robert Hutton (*Deputy Clerk*), Peach Jones (*Council Support Officer*) Rachel Tadman (*Planning Consultant*)

APOLOGIES: T. Mewies (*Mayor*) and S. Milestone.

REPORTING PERIOD: 5th February 2026 – 28th February 2026

MEETING STARTED AT 7:00PM

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. TO APPROVE THE MINUTES OF THE PLANNING & CLIMATE COMMITTEE MEETINGS

RESOLVED: The minutes of the Planning & Climate Committee meetings held on 18th November 2025 and 2nd December 2025, together with formalised comments on 16th December 2025, 6th and 20th January 2026, were all approved as a true and accurate records.

06. MONTHLY APPLICATIONS LIST – 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>P26/00037/CLE</u> 85 Mackie Road Filton BS34 7LZ	Filton Town Council notes this application and raises no objection, as it relates to a Certificate of Lawfulness
<u>P26/00036/CLE</u> 85 Mackie Road Filton BS34 7LZ	Filton Town Council objects to this application. Members raised concern that the neighbouring property at No. 87 would become sandwiched between HMOs, which may result in demonstrable harm to residential amenity. Councillors expressed concern regarding historic deficiencies in

	HMO registration and certification records and requested that the matter be escalated for review at a Member level to provide clarity and formalisation of the HMO register. The Council also requests that the planning officer undertake further detailed assessment of the potential amenity impacts arising from the cumulative HMO context.
<u>P26/00065/HH</u> 138 Station Road Filton BS34 7JL	Filton Town Council notes this application and raises no further comment.
<u>P26/00094/CLP</u> 32 Rannoch Road Filton BS7 0SB	Filton Town Council notes that the proposal appears to fall within permitted development and raises no further comment.
<u>P26/00077/HH</u> 8 Hollyleigh Avenue Filton BS34 7QU	Filton Town Council notes this application and raises no further comment.
<u>P25/02945/HH</u> 666 Southmead Road Filton BS34 7RD	Filton Town Council expresses a preference for a pitched roof design, which is considered more appropriate to the surrounding street scene and consistent with neighbourhood character. Members request that permitted development rights, particularly relating to hip-to-gable roof extensions, be removed by condition to prevent future overdevelopment.
<u>P26/00121/HH</u> 21 Charles Road Filton BS34 7ES	Filton Town Council supports this application, noting that the proposal helps to retain garden and amenity space. Members request that garage access be taken from the rear access lane, rather than via vehicular access across the garden area, to protect residential amenity and layout.
<u>P26/00118/F</u> 50 Gayner Road Filton BS7 0SW	Filton Town Council objects to this application. The surrounding area is predominantly semi-detached, and the proposal would introduce a terraced form that is out of character. Members consider the development to represent overdevelopment, noting an extension upon an extension, and raise concern that the application does not adequately clarify parking provision for each proposed dwelling.
<u>P25/02812/HMO</u> 31 Rodney Crescent Filton BS34 7AF	Filton Town Council objects to this application. Members noted that the proposal involves the loss of a lounge to form a bedroom, raising concerns over adequate communal space. The Council

	considers that the proposal cannot be supported as a four-bedroom HMO. Members also identified an error in the application form document, which refers to “\$ x bedrooms” rather than clearly stating “4 bedrooms.” Provisionally, the Council notes that the conservatory should not be relied upon as year-round sleeping accommodation, that amenity space is insufficient for five occupants, and that the proposal would require two toilet facilities to meet acceptable standards.
<u>P25/02692/HMO</u> 19 Gayner Road Filton BS7 0SP	Filton Town Council objects to this application. Members noted that a dormer loft proposal was refused approximately three years ago under a Certificate of Lawfulness and consider the current proposal to be more visually harmful than the previous scheme. The Council requests updated and robust parking evidence, noting that any previous parking surveys are likely to be out of date, particularly given earlier development on the site. Members also request the introduction of greenery to the front garden to mitigate potential heat island effects. While acknowledging that South Gloucestershire Council has previously approved a large (7-8 bed) HMO on this site providing only 4 parking spaces, the Council requests that the applicant demonstrate the ability to provide additional parking, particularly given the historic subdivision of the garden.

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

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

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

NOTED: Councillors noted the applications listed on Circulated Schedule 46/25.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members noted that application P25/02828/F - 27 Gloucester Road North (Former HSBC Building) has returned to committee consideration by South Gloucestershire Council, as confirmed through the Circulated Schedule notification and subsequent correspondence with Democratic Services.

It was further noted that, subject to the application being successfully called in, the provisional procedural dates are as follows:

- Site visit: 20th February 2026

- Planning Committee meeting: 5th March 2026

Filton Town Council were advised that these dates are provisional and that formal notifications will be issued by South Gloucestershire Council in the usual manner.

Members further discussed the application of the former HSBC on Gloucester Road North, and expressed the view that the proposal of the seven individual households should each be assessed individually. It was noted that, if permitted, the development may result in the local HMO percentage exceeding accepted thresholds, raising concerns regarding cumulative impact.

Members further noted that Bristol City Council is currently seeking to dispose of the nearby shopping car park, which provides approximately 30 parking spaces. It was raised that the loss of this facility could significantly affect local parking availability and that the supporting parking information submitted with the application may therefore be out of date by the time of committee consideration.

Members also highlighted the ongoing issue of commercial waste storage in the area and considered that this matter should be drawn to the attention of South Gloucestershire Council as part of the committee discussion.

RESOLVED:

That the Planning Consultant be requested to prepare a revised committee statement, incorporating the points raised above, and to circulate an updated version to Members in advance of the committee meeting.

08. SOUTH GLOUCESTERSHIRE LOCAL PLAN REG 19 NEWS

This item was not noted or discussed at the meeting.

09. GUIDANCE ON HIGHWAY IMPROVEMENTS

This item was not noted or discussed at the meeting.

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

This item was not resolved or discussed at the meeting.

11. PLANNING TRAINING TO BE PROVIDED BY THE PLANNING CONSULTANT

This item was not resolved or discussed at the meeting.

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

NOTED: No matters of report were raised not otherwise covered by the agenda.

13. DATE OF NEXT PLANNING & CLIMATE MEETING

NOTED: Tuesday, 17th February 2026.

THE MEETING CLOSED AT 8:43PM



FILTON TOWN COUNCIL'S – Planning & Climate Committee held on Tuesday, 17th February 2026 – Held at: Filton Town Council Office's Conference Room, Elm Park, Filton BS34 7PS.

COMMITTEE MEMBERS PRESENT: Cllr A. Bird (Chair), J. Molloy, Simon Davies (*Town Clerk*).
IN ATTENDANCE: Robert Hutton (*Deputy Clerk*), Peach Jones (*Council Support Officer*) Rachel Tadman (*Planning Consultant*)
APOLOGIES: D. Boardman, T. Mewies (*Mayor*) and S. Milestone.
REPORTING PERIOD: 25th February 2026 – 2nd March 2026

MEETING STARTED AT 7:05PM

- 01. EVACUATION PROCEDURES** – Noted.
- 02. APOLOGIES FOR ABSENCE** – Noted, Cllrs: Boardman, Mewies & Milestone.
- 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**
With no public or press in attendance and no declarations for exclusion of any Agenda items raised, it was agreed to move onto the next item.
- 05. TO APPROVE THE MINUTES OF THE PLANNING & CLIMATE COMMITTEE MEETINGS**
RESOLVED: The minutes of the Planning & Climate Committee meeting held on 3rd February 2026, were agreed to be approved as a true and accurate record of the meeting.
- 06. MONTHLY APPLICATIONS LIST – 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>P25/01701/F</u> Land North And South Of The Henbury Loop Railway Line At The Former Filton Airfield	Filton Town Council has reviewed the revised proposal documents and raises no objection to the application.
<u>P26/00243/HH</u> 91 Kenmore Crescent Filton BS7 OTP	Filton Town Council has considered this householder application and raises no objection.
<u>P26/00242/CLP</u> 91 Kenmore Crescent Filton BS7 OTP	Filton Town Council requests that the planning officer give careful consideration to the potential for overdevelopment arising from the proposed hip-to-gable extension.

	Concern is raised regarding the scale of the gable extension (approximately 5 metres) and the potential impact on neighbouring residential amenity, including dominance and loss of outlook. The Council asks that the impact on the adjoining property be fully assessed before determination.
<u>P26/00201/F</u> 125 Gloucester Road North Filton BS34 7PY	Filton Town Council objects to this application due to concerns regarding the scale, layout and overall design quality of the proposed subdivision. Concerns are noted in respect of the small bedroom sizes and the cramped form of development. The Council considers that the proposal may represent a retrograde step in design and layout, and requests that full consideration be given to internal space standards, residential amenity and the overall quality of accommodation provided.
<u>P26/00249/F</u> Land At 39 Bude Road Filton BS34 7HW	Filton Town Council objects to this application. It is noted that the previous application (P25/02315/F) was refused due to concerns relating to backland development and overlooking from dormer windows, as well as insufficient information regarding parking provision. In relation to this resubmission, the Council raises the following concerns: • The proposal continues to raise concerns regarding backland development and potential overlooking impacts on neighbouring properties. • The existing tarmac driveway at No. 39 includes a street light column positioned centrally within the access on the public pavement, which may result in awkward vehicle manoeuvring and inadequate access for multiple vehicles. • The drop kerb does not appear to have been extended to safely accommodate increased vehicular use. • Consideration should be given to requiring a permeable driveway surface,

	in line with sustainable drainage principles. The Council is of the view that the proposal has not sufficiently addressed previous refusal reasons or the wider impact on neighbouring amenity and parking arrangements.
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07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE JANUARY 2026

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

a. CIRCULATED SCHEDULE NO. 06/26 DATED 13/02/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 06/26.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members noted the application which appeared on the Circulated Schedule P25/02220/RM - Land At Brabazon Former Filton Airfield, the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

08. PLANNING TRAINING TO BE PROVIDED BY THE PLANNING CONSULTANT

RESOLVED: It was proposed by the Town Clerk that consideration of this item be deferred until April 2026 in light of the forthcoming elections. As current councillors may be standing down, it was suggested that postponing the training would enable newly elected members to benefit from the session.

09. COMMITTEE SPEECH – 27 GLOUCESTER ROAD NORTH (FORMER HSBC)

NOTED: Members noted the revised committee speech prepared by the Planning Consultant and considered whether any further amendments or advice were required in advance of the Planning Committee meeting.

It was recommended that contact be made with South Gloucestershire Councillors Adam Monk and Alex Doyle, as each Ward Member will also have a three-minute speaking allocation at Committee. Coordinated contributions were suggested to help reinforce and strengthen the key points raised within the submitted speech.

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

NOTED: No matters of report were raised not otherwise covered by the agenda.

11. DATE OF NEXT PLANNING & CLIMATE MEETING

NOTED: Tuesday, 3rd March 2026.

THE MEETING CLOSED AT 7:55PM