



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

COMMITTEE MEMBERS PRESENT: Cllr A. Bird (Chair), J. Molloy (Vice Chair), S. Milestone, Robert Hutton (*Deputy Clerk*).

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

APOLOGIES: T. Mewies (*Mayor*).

REPORTING PERIOD: 9th March 2026 – 20th March 2026

MEETING STARTED AT 7:05PM

01. EVACUATION PROCEDURES – Noted.

02. APOLOGIES FOR ABSENCE – Noted, Cllr 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 or press 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 as a councillor at the previous Full Council meeting. Cllr Molloy proposed to stand at Vice Chair of the Planning & Climate Committee. Seconded by Cllr Bird. The vote to elect Cllr Molloy as Vice Chair passed unanimously.

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

RESOLVED: The minutes of the Planning & Climate Committee meeting held on the 17th February 2026, were agreed to be approved as a true and accurate record of the meeting.

07. MONTHLY APPLICATIONS LIST – MARCH 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>P26/00332/HH</u> 41 Rannoch Road Filton BS7 0SA	Filton Town Council notes this application and raises no objection in principle. However, Members request that the planning officer considers the potential impact on parking provision, as the

<u>P26/00332/HH</u> 41 Rannoch Road Filton BS7 0SA (Cont.)	proposal appears to reduce available driveway space. It is requested that the applicant demonstrate that adequate off-street parking can be retained following the proposed works. Members also raised a minor concern regarding the size and configuration of the proposed gate, and ask that this be reviewed to ensure it does not restrict safe vehicle access.
<u>P26/00334/HMO</u> 39 Blenheim Drive Filton BS34 7AX	Filton Town Council notes this application and raises no objection in principle. Members note that the South Gloucestershire Council HMO mapping indicates approximately 5.4% concentration in the area and that the proposal would not appear to result in “sandwiching” between existing HMOs. However, the Council requests that the applicant clearly demonstrate that the proposal can provide adequate parking provision, noting that a 6-person HMO would typically require three parking spaces in accordance with the relevant parking guidance.
<u>P26/00300/HH</u> 49 Charborough Road Filton BS34 7RA	Filton Town Council notes this application and raises no objection.
<u>P26/00361/HMO</u> 65 Northville Road Filton BS7 0RJ	Filton Town Council objects to this application. Members note that South Gloucestershire Council’s HMO mapping indicates an approximate 8.5% concentration of HMOs within the local area, and raise concern regarding the cumulative impact of further intensification. Filton Town Council notes that another HMO application has been submitted within the same vicinity at a similar time. The Council therefore requests that this application be considered in conjunction with application P26/00275/HMO at 129 Northville Road, as the approval of both proposals could result in the local HMO concentration exceeding the 10% threshold for the area. The Council also raises concerns regarding the design and scale of the proposed extensions, particularly the rear

<u>P26/00361/HMO</u> 65 Northville Road Filton BS7 0RJ (Cont.)	first-floor element, which may harm the character of the neighbouring semi-bungalow and the wider street scene. Further concern was raised regarding the proposed outbuilding accommodation, which does not include cooking facilities. This arrangement appears to rely on occupants having unrestricted access to shared facilities within the main dwelling. Members consider that this raises questions as to whether the outbuilding could function as a separate unit of accommodation rather than an ancillary structure, and request that the planning officer review this aspect carefully. Significant concerns were also raised regarding parking provision. The proposal should demonstrate the ability to provide five parking spaces, yet the plans appear to show parking in tandem arrangements, and the available frontage may not accommodate the required number of spaces. The Council also notes that the site is located on a section of road with traffic-calming features, which may further constrain parking layout. Members also note that pavement parking occurs on both sides of Northville Road, which already creates difficulty for road users and restricts manoeuvrability along the street. The Council therefore considers that any proposal which may increase parking demand in the area should be carefully assessed to ensure it does not further exacerbate these existing highway constraints.. Filton Town Council therefore requests that the planning officer require robust evidence of parking capacity and supporting survey information before any determination is made.
<u>P26/00275/HMO</u> 129 Northville Road Filton BS7 0RJ	Filton Town Council objects to this application. Members note that the HMO concentration in the area is 8.5% according to the South Gloucestershire Council HMO map, and

<u>P26/00275/HMO</u> 129 Northville Road Filton BS7 0RJ (Cont.)	request that this application should be considered alongside P26/00361/HMO at 65 Northville Road. Members of the Planning & Climate Committee consider that approving both proposals could result in the local HMO concentration exceeding the 10% HMO threshold for the area. It is therefore requested that the planning officers handling both applications are made aware of the cumulative impact when considering this application. The Council also raises significant concerns regarding parking provision. The proposal requires demonstration of four parking spaces, yet the submitted plans appear to show provision for only two spaces. Members further note that pavement parking is already prevalent along Northville Road and Fourth Avenue, which creates difficulty for road users and restricts manoeuvrability along the street. Members also note that the parking survey included in the supporting documentation appears outdated and potentially unrelated, having been produced for a different application in June 2024. The survey methodology is also considered inadequate, with observations largely taken during similar midday periods and predominantly on Saturdays, which may not accurately reflect average weekday parking demand or reflect evening parking space availability. Given the corner plot location adjacent to Fourth Avenue, the scale of the proposal may also harm the character of the street scene and intensify parking pressure on surrounding roads. Existing conditions already indicate significant on-street parking demand. For these reasons, Filton Town Council requests that the applicant provide robust and updated parking survey with clear evidence of adequate parking provision before either application is determined.
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NOTED: Councillors took note of the Circulated Schedules of various Planning Applications provided by South Gloucestershire Council.

a. CIRCULATED SCHEDULE NO. 07/26 DATED 20/02/2026

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 P26/00010/RVC - Branksome Drive, Filton, BS34 7EG the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

c. CIRCULATED SCHEDULE NO. 08/26 DATED 27/02/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 08/26.

d. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members noted the application which appeared on the Circulated Schedule P25/01959/F - Flat 524, Filton Avenue, Horfield, BS7 0QE the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

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

NOTED: Councillor Bird informed Members that the Planning Committee meeting for the application relating to the former HSBC building, 27 Gloucester Road North, will take place at the Kingswood Civic Centre (South Gloucestershire Council Offices) on Thursday 5 March at 11:00am.

Councillor Bird confirmed that he will attend the meeting and deliver the statement on behalf of Filton Town Council, based on the updated committee speech prepared by the Planning Consultant. It was also noted that Ward Councillors Adam Monk and Alex Doyle will be present and intend to speak in support of the objection to the application, with each Member permitted up to three minutes to address the committee.

10. DATE OF NEXT PLANNING & CLIMATE MEETING

NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 24th March 2026, scheduled on this date to avoid clashes with other committee meetings taking place during the month.

THE MEETING CLOSED AT 8:14PM



FILTONTOWN COUNCIL'S – Planning & Climate Committee held on Tuesday, 24th March 2026 – Held at: Filton Town Council Office's Conference Room, Elm Park, Filton BS34 7PS.

COMMITTEE MEMBERS PRESENT: Cllr A. Bird (Chair), J. Molloy (Vice Chair), Robert Hutton (*Deputy Clerk*).

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

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

REPORTING PERIOD: 27th March 2026 – 16th April 2026

MEETING STARTED AT 7:10PM

01. EVACUATION PROCEDURES – Noted.

02. APOLOGIES FOR ABSENCE – Noted, Cllrs Milestone and 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 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 PREVIOUS PLANNING & CLIMATE COMMITTEE MEETING

RESOLVED: The minutes of the Planning & Climate Committee meeting held on the 3rd March 2026, were agreed to be approved as a true and accurate record of the meeting.

06. MONTHLY APPLICATIONS LIST – MARCH-APRIL 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>P26/00516/PND</u> Nutfield House Nutfield Grove Filton BS34 7JL	Filton Town Council objects to this application. The Council notes that a draft Ecological Report has been submitted in support of the proposal. It is considered inappropriate to rely on a draft document, as it does not provide the same level of assurance or reliability as a finalised report. The Council therefore objects unless a completed and

	final Ecological Report is submitted and properly assessed.
<u>P26/00437/F</u> Building 01AB - Airbus Filton Barnwell House Aerospace Avenue Filton BS34 7PA	Filton Town Council notes the application and raises no objection.
<u>P26/00556/HH</u> 17 Clyde Grove Filton BS34 7RL	Filton Town Council objects to this application. The Council notes that the proposed roof elevations appear to be inconsistent with those approved under the previous application (Ref: P25/02221/CLP). While the proposed rear extension is considered to be of a standard form, concerns are raised regarding the submitted drawings for the hip-to-gable roof extension, which do not reflect typical or expected positioning. The quality and accuracy of the drawings are therefore considered inadequate.
<u>P26/00390/RM</u> Brabazon Park South Filton South Glos	Filton Town Council notes the application and raises no objection.
<u>P26/00533/HH</u> 19 Warren Road Filton BS34 7EN	Filton Town Council adopts a neutral position on this application. However, concerns are raised regarding the proposed flat roof design, which may contribute to a heat island effect and result in uncomfortable conditions for the proposed ancillary guest accommodation. The Council also notes the intention to facilitate additional car parking provision. The Council requests that, should permission be granted, a condition be imposed to ensure that the ancillary accommodation remains incidental to the main dwelling and is not converted to an independent residential use.

<u>P26/00597/HH</u> 61 Cropthorne Road Filton BS7 0PT	Filton Town Council notes the application and raises no objection.
<u>P26/00623/CLP</u> 35 Sixth Avenue Filton South Gloucestershire BS7 0LT	Filton Town Council adopts a neutral position on this application. The Council raises concerns regarding whether the development has previously met the required Building Regulations standards. It requests that the Planning Officer ensures that all relevant regulations are fully complied with moving forward.
<u>LI26/1987/PREMIS</u> Nirvana - British Indian Cuisine 150 Gloucester Road North Filton Bristol BS34 7BQ	Filton Town Council makes the following representation and adopts a neutral position on this application. The Council notes that the submitted layout drawings appear to be of an informal standard and do not include dimensions, which limits the ability to fully assess the proposal. Notwithstanding this, the Council raises no objection and is content for the application to be determined by the Licensing Officer.
<u>P26/00499/PNRE</u> Shield Road Primary School Shields Avenue Filton BS7 0RR	Filton Town Council supports this application. The proposal is considered acceptable and the Council raises no concerns.

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

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

a. CIRCULATED SCHEDULE NO. 10/26 DATED 13/03/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 10/26.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members noted the application which appeared on the Circulated Schedule P25/02952/F - 668A Southmead Road, Filton BS34 7RD the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

c. CIRCULATED SCHEDULE NO. 11/26 DATED 20/03/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 11/26.

d. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members noted the application which appeared on the Circulated Schedule P26/00121/HH - 21 Charles Road Filton South Gloucestershire BS34 7ES the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

- 08. BRABAZON DEVELOPMENT UPDATE (YTL DEVELOPMENTS)**
RESOLVED: The Committee noted the minutes of the informal meeting held with the Planning Director of YTL Developments and accepted them as an accurate record of the discussion.
- 09. ENGAGEMENT OPPORTUNITY - RENTAL SECTOR AWARENESS EVENT**
RESOLVED: The Committee noted the proposed engagement opportunity relating to a potential Rental Sector Awareness Informational Event and agreed to support the initiative, including for the council to offer further involvement as appropriate to facilitate this.
- 10. MATTERS OF REPORT ARISING FROM THE MINUTES NOT OTHERWISE COVERED BY THE AGENDA**
NOTED: No matters were raised.
- 11. DATE OF NEXT PLANNING & CLIMATE MEETING**
NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 7th April 2026.

THE MEETING CLOSED AT 8:15PM