



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, 7th April 2026 which was subsequently cancelled.

COMMITTEE MEMBERS Cllrs: A. Bird (*Chair*), J. Molloy (*Vice Chair*), S. Milestone, T. Mewies (*Mayor*).

REPORTING PERIOD: 18th April 2026 – 25th April 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.

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. |

06. MONTHLY APPLICATIONS LIST – 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>P26/00691/HMO</u> 116 Station Road Filton BS34 7JL	Filton Town Council objects to this application. Members note that the proposal seeks to convert an outbuilding to an annexe as part of the intensification of the existing HMO use. The Council raises concern that the outbuilding proposed for conversion is the subject of a separate, currently undetermined application (Ref: BC25/01109/IN) and therefore does not have established planning permission. As such, the proposal is considered premature. The Council also raises concerns regarding: • The intensification of HMO use and the potential for overconcentration within the area • The likely impact on residential amenity, including noise, disturbance, and increased activity

	• The adequacy of parking provision and cycle storage, given the increased number of occupants • The potential for overdevelopment of the site, particularly in relation to the use of outbuildings for residential accommodation For these reasons, Filton Town Council considers that the proposal represents an unacceptable intensification of use and requests refusal of the application.
<u>P26/00663/RVC</u> 11 Sixth Avenue Filton BS7 0LT	Filton Town Council objects to this application. Members note that the original application was refused (P23/00920/F), but subsequently allowed on appeal, despite exceeding the relevant HMO Supplementary Planning Document (SPD) threshold (noted as approximately 13%). The Council considers that this establishes an already high level of HMO concentration within the locality. The Council raises the following concerns: • The proposal contributes to the cumulative impact of HMOs in the area, further increasing concentration beyond acceptable levels • Increased pressure on parking provision and local infrastructure, with no updated or robust parking evidence provided • The original parking survey is now out of date (approximately three years old) and is unlikely to accurately reflect current parking conditions • The adequacy of waste storage and management arrangements for an intensified level of occupation • The overall scale and intensity of the development, which is considered inappropriate within a predominantly residential setting Filton Town Council also notes and supports the concerns raised by local residents, particularly in relation to amenity and parking impacts. For these reasons, the Council considers the proposal to be overdevelopment and

	contrary to local planning guidance and therefore requests refusal.
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07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE APRIL 2026

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

a. CIRCULATED SCHEDULE NO. 12/26 DATED 27/03/2026

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

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 12/26.

c. CIRCULATED SCHEDULE NO. 13/26 DATED 02/04/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 13/26.

d. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 13/26.

08. SOUTH GLOUCESTERSHIRE LOCAL PLAN EXAMINATION HEARINGS

RESOLVED: It was agreed that this item will be deferred to the next Planning & Climate committee meeting to formally note and discuss.

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, 21st April 2026.



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, 21st April 2026 which was subsequently cancelled.

PLANNING COMMITTEE COUNCILLORS: A. Bird (*Chair*), J. Molloy (*Vice Chair*), S. Milestone, T. Mewies (*Mayor*).

REPORTING PERIOD: 22nd April 2026 – 5th May 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.

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. |

06. MONTHLY APPLICATIONS LIST – APRIL-MAY 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>P26/00671/F</u> 55 Gloucester Road North Filton BS7 0SN	Filton Town Council notes this application and raises no objection. However, planning committee members note that this property is one of the few listed buildings within Filton, and therefore its design and appearance are of particular importance. The Council considers that the proposed flat roof design is not in keeping with the character and architectural significance of the building. Given the prominent corner location of the property on Gloucester Road North, the proposed flat roof would be clearly visible within the street scene. The Council therefore requests that the design be amended to incorporate a pitched or tiled roof, which would be more sympathetic to the building's historic character and the surrounding area.

<u>P26/00705/HMO</u> 58 Northville Road Filton BS7 0RG	Filton Town Council objects to this application and reaffirms its position consistent with previous applications relating to this property. The Council also notes and supports the concerns raised by local residents. Notwithstanding this objection, should the Local Planning Authority be minded to approve the application, the Council requests that the following conditions be applied: • The proposed outbuilding must be provided with adequate cooking facilities, to ensure it functions as appropriate accommodation and to avoid occupants needing to access the main dwelling during inclement weather or hours of darkness. • The outbuilding must remain ancillary to the main dwelling and must not be used, let, or occupied as a separate unit of accommodation (including short-term lets such as Airbnb). • The space identified as Bedroom 4 within the main dwelling should be retained as a communal or staff amenity space (e.g. tea room or recreational space) and not be converted or used as a bedroom, thereby preventing further intensification of the property beyond the proposed occupancy level.
<u>P26/00735/PNH</u> 22 Stanley Avenue Filton BS34 7NQ	Filton Town Council notes this application and raises no objection. Members have reviewed the proposal and consider that there are no material planning concerns that would warrant further comment.
<u>P26/00745/PNH</u> 1 Sandown Road Filton BS34 7HY	Filton Town Council notes this application and raises no objection in principle. However, Members note that the proposal will result in a reduction of rear garden green space, due to the size of the extension and the inclusion of an additional paved patio area. In order to mitigate the impact on surface

	water drainage and to support sustainable development, the Council requests that a condition be applied requiring the use of permeable materials in the construction of the replacement patio.
<u>P26/00751/CLE</u> 496 Filton Avenue Horfield BS7 0LW	Filton Town Council objects to this application. The Council notes that the application seeks to establish lawful use as a small House in Multiple Occupation. However, no supporting evidence or documentation has been submitted to demonstrate continuous use of the property as an HMO for the required period. In the absence of sufficient and robust evidence to substantiate the claim of lawful existing use, the Council considers that the application fails to meet the evidential requirements for the granting of a Certificate of Lawfulness and therefore requests refusal.
<u>LI26/2383/PREMIS</u> 20 Gloucester Road North Filton BS7 0SF	Filton Town Council makes the following representation in respect of this application. The Council raises concern regarding the proposed extension to a 24-hour operation, noting that this would introduce activity during hours (23:00-08:00) not currently permitted under the existing licence (Ref: SGC/25/4402, issued on 18/12/2025). Members consider that this may attract additional late-night footfall to the area, including individuals who would not otherwise be present during these hours. The Council also highlights public health considerations, particularly in relation to individuals experiencing alcohol dependency, and the potential impact of increased ease of access to alcohol throughout the night. Concerns are further raised regarding late-night parking and highway safety, especially in light of the recent remodelling of the roundabout and surrounding road layout in close proximity to the premises.

	To mitigate existing and potential issues, Filton Town Council requests that protective railings be installed on the Bristol-bound (south) side of the pedestrian crossing, in order to prevent vehicles mounting the pavement and creating hazards for pedestrians. In addition, to support an evidence-based determination of this application, Filton Town Council requests that South Gloucestershire Council's Licensing Authority seek an anti-social behaviour report from Avon and Somerset Police. This report should relate to "Bargain Booze" and other 24-hour off-licence premises within approximately a 3-mile radius of Gloucester Road North (within Filton), in order to better understand any potential patterns or impacts associated with similar operations.
<u>P26/00809/CLE</u> 506 Filton Avenue Horfield BS7 0LW	Filton Town Council objects to this application. The Council notes that the application seeks to confirm the lawful use of the property as a small HMO. However, no supporting documentation has been provided to demonstrate continuous use of the property in this capacity for the required period. Without sufficient evidence to support the claim, the Council considers that the application does not meet the necessary criteria for a Certificate of Lawfulness and therefore requests refusal.
<u>P26/00810/CLE</u> 14 Station Road Filton BS34 7BY <u>P26/00810/CLE</u>	Filton Town Council objects to this application. The Council notes that the application seeks to confirm continued use as a small HMO; however, no supporting evidence has been provided to demonstrate the required period of continuous use. Members also note that the submitted plans (<i>reference TRD222547-A1/02</i>) were prepared by LRJ Planning on 22 March 2026, which further suggests that the documentation is recent and does not, in itself, provide evidence of historic use.

14 Station Road Filton BS34 7BY (Cont.)	In the absence of sufficient and verifiable evidence, the Council considers that the application fails to meet the requirements for a Certificate of Lawfulness and requests refusal.
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07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE APRIL-MAY 2026

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

a. CIRCULATED SCHEDULE NO. 14/26 DATED 10/04/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 14/26.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 14/26.

08. SOUTH GLOUCESTERSHIRE LOCAL PLAN EXAMINATION HEARINGS

RESOLVED: It was agreed that this item will be deferred to the next Planning & Climate committee meeting to formally note and discuss.

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 MEETING

NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 5th May 2026.