



FILTONTOWN COUNCIL'S – Planning & Climate Committee held on Tuesday, 5th May 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) & Simon Davies
(*Town Clerk*).

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

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

REPORTING PERIOD: 9th May 2026 – 22nd May 2026

MEETING STARTED AT 7:05PM

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 24th March 2026, were agreed to be approved as a true and accurate record of the meeting.

06. MONTHLY APPLICATIONS LIST – 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>P26/00833/HMO</u> 26 Bude Road Filton BS34 7HW	Filton Town Council objects to this application. Members note that the South Gloucestershire Council HMO mapping indicates an approximate 5.5% HMO concentration within the area. Whilst below the commonly referenced 10% threshold, the Council raises concern regarding the cumulative intensification of HMOs and the

<u>P26/00833/HMO</u> 26 Bude Road Filton BS34 7HW (Cont.)	pressure this places on local infrastructure and parking provision. The Council considers the proposed parking provision to be inadequate for an 8-bedroom HMO, noting that the development should reasonably provide a minimum of four off-street parking spaces within the curtilage. The submitted plans appear to provide only three spaces, and Members also question the validity and robustness of the submitted parking survey. Members also consider the design of the proposal to be harmful to the character of the surrounding area. The scale and form of development, including the proposed hip-to-gable roof extension, are considered out of keeping with neighbouring properties and indicative of overdevelopment. In addition, Filton Town Council requests that the proposed bin storage area be relocated adjacent to the cycle storage area to provide a more practical arrangement.
<u>P26/00873/F</u> Land To The Rear Of 23 Mackie Grove Filton BS34 7NG	Filton Town Council objects to this application. Members raise concern regarding the proposed form of backland development, which is considered contrived and out of character with the established pattern of development within the area. The Council notes that access to the site would rely upon the existing rear service lane and raises concerns regarding: • Responsibility for the future maintenance and repair of the lane following development • Rights of access for neighbouring residents • The impact of additional vehicle movements and potential obstruction to existing garages and access points.

<u>P26/00873/F</u> Land To The Rear Of 23 Mackie Grove Filton BS34 7NG (Cont.)	Members note that no dedicated parking provision appears to be available to serve the development and consider that the proposal would further intensify existing access constraints along the lane to the detriment of neighbouring residents. The Council also notes that the proposal incorporates rooflights in place of conventional windows, which appears intended to reduce overlooking impacts on neighbouring properties. However, Members consider that this further demonstrates the constrained and contrived nature of the design, with the form and layout of the development appearing heavily restricted by the limitations of the site and surrounding residential relationships. Notwithstanding the use of rooflights, the proposal is still considered to result in an overbearing form of development for neighbouring occupiers, particularly in relation to No. 21 Mackie Grove, due to the scale, positioning, and two-storey nature of the proposal. Filton Town Council also suggests that any development should be subject to an appropriate Party Wall Agreement where required. The Council notes and supports the concerns raised by local residents and Ward Councillor Adam Monk regarding access, parking and the cumulative impact of intensified development within the rear lane environment.
<u>P26/00941/F</u> Land At 50 Gayner Road Filton BS7 0SW	Filton Town Council declares an interest in this application, as the Council owns adjoining land at Millennium Green. The Council maintains and reiterates its previous objection submitted under application P26/00118/F, namely that the surrounding area is predominantly characterised by semi-detached dwellings, whereas the proposal would introduce a terraced form of development that is considered out of character with the locality.

<u>P26/00941/F</u> Land At 50 Gayner Road Filton BS7 0SW (Cont.)	Members continue to consider the proposal to represent overdevelopment, and remain concerned that the application does not adequately demonstrate appropriate parking provision for each dwelling. The Council notes that the revised submission appears to make only limited amendments to the previously refused scheme, primarily through narrowing of the side elevation, with insufficient evidence provided to address the substantive concerns previously raised. For these reasons, Filton Town Council considers that the reasons for refusal associated with the previous application remain relevant and applicable to the current proposal.
<u>P26/00923/HH</u> 36 Braemar Avenue Filton BS7 0TE	Filton Town Council notes this application and raises no objection. Members consider the proposal to represent a broadly like-for-like replacement of the existing raised rear decking structure and do not identify any material planning concerns.
<u>P26/00965/HMO</u> 129 Northville Road Filton BS7 0RJ	Filton Town Council objects to this application. Members note that the previous application relating to this property (P26/00275/HMO) was refused by South Gloucestershire Council on 16th April 2026 due to concerns regarding: • Overdevelopment and poor design. • Harm to the character of the host dwelling and surrounding street scene. • Overlooking and loss of privacy to neighbouring occupiers. • Inadequate parking provision associated with intensified HMO use. Filton Town Council considers that these concerns remain applicable to the current proposal.

<u>P26/00965/HMO</u> 129 Northville Road Filton BS7 0RJ (Cont.)	The Council continues to raise significant concerns regarding the proposed tandem parking arrangement, which is considered unsuitable for an HMO use due to the independent nature of occupants and the resulting likelihood of overspill parking onto surrounding roads. Members also consider the design to remain poor and contrived, noting in particular the continued use of an inappropriate roof form and the cumulative visual impact of the extensions. The proposal is considered out of character with neighbouring properties and harmful to the wider streetscene, particularly given the prominent corner plot location. Filton Town Council therefore considers that the revised submission fails to adequately address the reasons for refusal identified within the previous application and requests that the application be refused accordingly.
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07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE - MAY 2026

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

a. CIRCULATED SCHEDULE NO. 15/26 DATED 17/04/2026

NOTED: Members noted the application which appeared on the Circulated Schedule P25/02692/HMO - 19 Gayner Road, Filton BS7 0SP, the comment council submitted against the application and the relevant officer response and proposed actions in outcome.

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 15/26.

c. CIRCULATED SCHEDULE NO. 16/26 DATED 24/04/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 16/26.

d. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 16/26.

e. CIRCULATED SCHEDULE NO. 17/26 DATED 30/04/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 17/26.

f. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 17/26.

08. KENMORE DRIVE RESTRICTION MODIFICATION CONSULTATION

RESOLVED: Members considered the consultation issued by South Gloucestershire Council regarding the proposed modification to the Kenmore Drive restriction arrangements and reviewed the supporting documentation provided.

Councillor Bird updated Members that he was awaiting further feedback from joint filton and South Gloucestershire Councillor Monk following a recent meeting attended in relation to the consultation.

It was expressed that a preliminary concern of Members is that the proposed changes could lead to increased traffic congestion within the surrounding area and potentially result in Kenmore Drive being used as a “rat run” for through traffic.

Given that sufficient time remains before the consultation deadline of 5th June 2026, Members agreed to undertake further review of the supporting documentation and online consultation material ahead of the next Planning & Climate Committee meeting scheduled for Tuesday, 19th May 2026, where the Council’s formal response to the consultation questions will be considered and agreed.

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, 19th May 2026.

THE MEETING CLOSED AT 8:20PM



FILTONTOWN 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, 19th May 2026 which was subsequently cancelled.

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

REPORTING PERIOD: 28th May 2026 – 11th June 2026

THE FOLLOWING COMMENTS WERE AGREED BY COUNCILLORS OF THE FILTONTOWN 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 – 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>P26/00856/F</u> Building 185 Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE	Filton Town Council has reviewed the application and raises no objection to the proposal. The Council notes the application and has no comments to make at this time.
<u>P26/00886/HH</u> 83 Kenmore Crescent Filton BS7 0TP	Filton Town Council has considered the application and offers no objection. The Council notes the proposal and has no additional comments to submit.
<u>P26/01024/PNH</u> 19 Clyde Grove Filton BS34 7RL	Filton Town Council has reviewed the proposal under the Larger Home Extension Neighbour Consultation Scheme and has no objection to the application. The Council notes the proposal and wishes to make no further comment.
<u>P26/01012/RM</u> Water Testing Laboratory At Brabazon Land At The Former Filton Runway	Filton Town Council has considered the reserved matters application and raises no objection. The Council notes the proposal and has no further comments at this stage.
<u>P26/01088/CLP</u> 37 Dunkeld Avenue Filton BS34 7RH	Filton Town Council objects to this application. The Council considers that the property occupies a prominent corner plot and

	therefore has a greater visual presence within the surrounding street scene. The proposed hip-to-gable roof alteration and rear dormer extension would be visible from the public realm and, in the Council's view, would appear incongruous and out of character with the prevailing design and appearance of neighbouring properties. The proposal is therefore not considered to respect the established character of the area and would have an adverse impact on the street scene.
<u>P26/01048/HH</u> 11 Bude Road Filton BS34 7HN	Filton Town Council has reviewed the application and has no objection to the proposal. The Council notes the application and has no further comments to make.
<u>P26/01106/HH</u> 35 Sixth Avenue Filton BS7 0LT	Filton Town Council has considered the application and raises no objection. The Council notes the proposal and has no additional comments to submit.
<u>P26/01041/HMO</u> The Mews Bevan Court Filton BS34 7PQ	Filton Town Council objects to this application on parking and highway capacity grounds. The Council notes that the proposal would provide only one on-site parking space. Based on the proposed accommodation of three bedrooms with potential occupation by up to five residents, the Council considers that the parking provision is insufficient and that a minimum of two parking spaces should be provided. The Council is also concerned that no parking survey has been submitted to demonstrate the availability of parking within the surrounding area. Members are aware that on-street parking in Bevan Court is already under significant pressure, particularly during school drop-off and collection times. Existing demand is further increased by residents of nearby apartment developments, including Charborough Court, who regularly utilise surrounding streets for overspill parking. In addition, much of the available parking in the immediate vicinity is subject to restrictions, including disabled parking bays, permit-only parking, private parking areas and electric vehicle charging bays.

	Members are concerned that future development proposals in the area may further reduce parking availability and increase pressure on the local highway network. For these reasons, Filton Town Council considers the application would result in inadequate parking provision and requests that the application be refused unless robust evidence can demonstrate that the proposal would not adversely impact parking availability or highway safety.
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07. SOUTH GLOUCESTERSHIRE COUNCIL'S LIST OF PLANNING APPLICATIONS - CIRCULATED SCHEDULE MAY 2026

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

a. CIRCULATED SCHEDULE NO. 18/26 DATED 14/05/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 18/26.

[P25/02839/O](#) – Brabazon At The Former Filton Airfield

[P26/00558/HH](#) – 17 Clyde Grove, Filton, BS34 7RL

b. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 18/26.

c. CIRCULATED SCHEDULE NO. 19/26 DATED 21/05/2026

NOTED: Councillors noted the applications listed on Circulated Schedule 19/26.

[P25/02693/F](#) - 42 Mayville Avenue Filton BS34 7AB

d. CIRCULATED SCHEDULE - NOTIFICATION TO COUNCILLORS

NOTED: Members were notified that no applications relevant to Filton's parish were listed on this Circulated Schedule 19/26.

08. HEARING NOTICE - BARGAIN LIQUOR AND WINE - LI26/2383/PREMIS

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

09. APPEAL NOTIFICATION - P25/02898/PNH - 181 LOWER HOUSE CRESCENT, FILTON

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

10. APPEAL NOTIFICATION - P25/02828/F - 27 GLOUCESTER ROAD NORTH, FILTON

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

11. KENMORE DRIVE RESTRICTION MODIFICATION CONSULTATION

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

12. NEIGHBOURHOOD DEVELOPMENT PLANS: UPDATE TO THE CHANGES BROUGHT INTO FORCE BY THE LEVELLING-UP & REGENERATION ACT (LURA) 2023

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

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

NOTED: No matters were raised.

14. DATE OF NEXT PLANNING & CLIMATE COMMITTEE MEETING

NOTED: The next meeting of the Planning & Climate Committee will be held at 7PM on Tuesday, 2nd June 2026.