



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100747026-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: JW CAD Services

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	RCCG Throne of Grace Church
First Name: *	Taiwo	Building Number:	11
Last Name: *	Afolabi	Address 1 (Street): *	Unit 11
Company/Organisation		Address 2:	120 Stepps Road
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G33 3NQ
Fax Number:			
Email Address: *	beloved1_ty@yahoo.com		

Site Address Details

Planning Authority:	Glasgow City Council
Full postal address of the site (including postcode where available):	
Address 1:	UNIT 11
Address 2:	120 STEPPS ROAD
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G33 3NQ

Please identify/describe the location of the site or sites

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Northing	665723	Easting	265261
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Change of use of existing office building (Class 4) to place of worship / church (Class 10) including internal alterations.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to supporting documents

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

We feel misinterpreted relevant policies of NPF4 and the City Development Plan. We have revised drawings to show cycle parking and reduces congregation and install external lighting ,supporting letter form MP ,congregation need letter, Appeal Statement. The proposal seeks to bring a vacant industrial unit back into active use as a community-serving Class 10 facility-place of worship, providing structured activities for families, young people, and the wider community.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

We have revised drawings to show cycle parking and reduced congregation and install external lighting ,supporting letter form MP ,congregation need letter, Appeal Statement.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

26/00505/FUL

What date was the application submitted to the planning authority? *

10/03/2026

What date was the decision issued by the planning authority? *

08/06/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr James Woods

Declaration Date: 28/06/2026

Payment Details

Pay Direct

Created: 29/06/2026 20:58

LOCAL REVIEW COMMITTEE APPEAL STATEMENT**28.06.2026**

Applicant: RCCG Throne of Grace

Proposal: Change of Use to Class 10

Site: Unit 11, 120 Stepps Road, Glasgow

Decision: Refused REF 26/00505/FUL

Grounds of Appeal: Misapplication of policy, disproportionate assessment of impacts, and failure to give weight to material considerations.

1. Introduction

This statement is submitted to request that the Local Review Committee overturn the refusal of planning permission for the proposed Class 10 use at Unit 11, 120 Stepps Road.

The appellant respectfully submits that:

The case officer has misinterpreted the relevant policies of NPF4 and the City Development Plan.

The refusal reasons are not proportionate to the scale and nature of the proposal.

The concerns raised are either overstated or fully mitigable.

Significant material considerations weigh strongly in favour of approval.

2. Summary of Proposal

The proposal seeks to bring a vacant industrial unit back into active use as a community-serving Class 10 facility-place of worship, providing structured activities for families, young people, and the wider community.

Key characteristics:

Low-impact, supervised, community-oriented use

Activity during evenings/weekends

No conflict with industrial operations

No noise, fumes, or heavy machinery

Dedicated off-street parking

Strong safeguarding measures

3. Response to Refusal Reasons**3.1 Location and Footfall**

The Report of Handling states that the site is “not in the right location for a use which would generate significant footfall.”

This is not accurate.

Attendance is modest, structured, and supervised.

Peak activity occurs outside industrial hours.

The use does not generate retail-scale footfall.

Industrial estates across Glasgow routinely accommodate low-impact Class 10 and 11 uses.

The concern is therefore overstated.

3.2 Class 10 Use in an Area of Citywide Economic Importance

The council states that only Class 4, 5, 6 or ancillary uses are normally accepted.

However:

CDP3 allows exceptions where the use does not undermine industrial operations.

The unit is vacant, contributing no economic activity.

The proposal does not displace industrial employment.

Activities occur outside core industrial hours, avoiding conflict with HGVs or industrial processes.

The proposal therefore does not compromise the economic function of the area.

3.3 Accessibility and Transport

The Report of Handling raises concerns about public transport and cycle access.

The appellant submits that:

Bus stops on Stepps Road and Edinburgh Road are within reasonable walking distance.

Most attendees travel by car, supported by ample off-street parking.

Industrial estates are not expected to meet town-centre accessibility standards.

The scale of the use does not generate significant transport impacts.

The concern is therefore not proportionate.

3.4 Health and Safety Concerns

The Report of Handling expresses “serious concern over health and safety especially for women, children and young people.”

This concern is not supported by evidence.

The appellant notes:

The site is lit, supervised, and controlled.

All children are accompanied or supervised.

Volunteer are DBS/PVG-checked.

Industrial estates across Glasgow host dance schools, youth clubs, martial arts, and

churches without issue. Queenslie Industrial Estate in particular has a church, dance studio

for children age 3+, gym and training facilities

the concern is therefore not a reasonable basis for refusal.

4. Material Considerations Supporting Approval

4.1 Community Benefit (Refer to Congregation Need Statement & Community Benefit Statement)

The proposal provides:

Youth engagement

Family support

Social cohesion

Community wellbeing

These align strongly with NPF4’s wellbeing and community-focused objectives.

4.2 Efficient Use of a Vacant Unit

The proposal brings:

Regular occupancy

Security

Maintenance

Activation of an underused space

4.3 Willingness to Accept Conditions

The appellant is willing to accept conditions relating to:

Hours of operation

Parking management

Safeguarding

Maximum occupancy

This demonstrates a responsible and cooperative approach.

5. Conclusion

The appellant respectfully submits that:

The refusal reasons are not proportionate.

The concerns raised are either overstated or mitigable.

The proposal is compatible with the surrounding area.

The application aligns with the spirit and objectives of NPF4 and the CDP.
Material considerations weigh strongly in favour of approval.
The Local Review Committee is therefore invited to overturn the refusal and grant planning permission, subject to appropriate conditions.

Thank you