



Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

22 September 2026

Executive Director
George Gillespie
BEng (Hons) CEng MICE

JW CAD Services
James Woods
44 Finart Crescent
Gatrcosh
North Lanarkshire
G68DP

Our ref: DECISION
GCC Application Ref: **26/00505/FUL**

8 June 2026

Dear Sir/Madam

SITE: Unit 11 120 Stepps Road Glasgow G33 3NQ

PROPOSAL: Use of office building as place of worship/church (Class 10).

I am obliged to inform you that a decision to refuse your application, **26/00505/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Lorna Bonnes** via email lorna.bonnes@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **26/00505/FUL**

Use of office building as place of worship/church (Class 10).

AT

Unit 11 120 Stepps Road Glasgow G33 3NQ

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal is contrary to Policy CDP1 and SG1 and Policy CDP11 and SG11 of the Glasgow City Development Plan, and to Policies 13 and 14 of National Planning Framework 4, in that the site is not readily accessible by sustainable transport, fails to provide the minimum standard of cycle parking, and has not been demonstrated to meet a local need. The proposal would therefore encourage reliance on private car use. Furthermore, its location within an industrial estate, characterised by heavy vehicle movements, limited pedestrian infrastructure and poor natural surveillance, would fail to provide a safe, inclusive and well connected environment for users, particularly women, children and young people, contrary to the principles of successful placemaking.
03. The proposal was contrary to CDP 3 and IPG3 of the Glasgow City Development Plan and Policy 26 of NPF4 in that the proposed development is not a Class 4 (Business), 5 (General Industrial) or 6 (Storage and Distribution) use and is not considered to be a suitable alternative use that would complement the Queenslie Industrial Estate, an Area of Citywide Economic Importance (ACWEI).

Drawings

The development has been refused in relation to the following drawing(s)

1. PPPR01 PROPOSED LAYOUTS Received 10 March 2026
2. PPBP01 REV A BLOCK PLAN AS PROPOSED. Received 20 March 2026
3. EXLP01 REV A LOCATION PLAN. Received 24 March 2026

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority



Dated: 8th June 2026

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.