



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 100649205-004

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:

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: | <input type="text" value="Mr"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text" value="Salman"/> | Building Number: | <input type="text" value="159"/> |
| Last Name: * | <input type="text" value="Amin"/> | Address 1 (Street): * | <input type="text" value="King Street"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Rutherglen"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="United Kingdom"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="G64 1XS"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="REDACTED"/> | | |

Site Address Details

| | |
|---|---|
| Planning Authority: | <input type="text" value="Glasgow City Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="63 SAXON ROAD"/> |
| Address 2: | <input type="text"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="GLASGOW"/> |
| Post Code: | <input type="text" value="G13 2YQ"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="669050"/> | Easting | <input type="text" value="253773"/> |
|----------|-------------------------------------|---------|-------------------------------------|

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)

Use of church hall (Class 10) as restaurant (Class 3) and hot food takeaway (Sui generis), includes installation of extract flue and formation of entrance door.

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.

See attached Statement of Appeal and Doc's 1 to 9

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)

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)

Doc 1 Application Form. Doc 2 Plan & Elevations as Existing. Doc 3 Plan & Elevations as Proposed Doc 4 Neighbour Notification List Doc 5 Response to Invalidation Letter Doc 6 Additional Application Form. Doc 7 Block and Locality Plans Doc 8 Report of handling Doc 9 Decision Notice

Application Details

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

23/02610/FUL

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

23/10/2023

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

11/04/2024

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 Dominic Notarangelo

Declaration Date: 20/05/2024

Planning Appeal Refusal of Application

23/02610/FUL

63 Saxon Road
Glasgow G13 2YQ

Statement of Appeal

P A D R I N O **D E S I G N**

The Wright Business Centre

1 Lonmay Road

Glasgow G33 4EL

t. 

f. 

w. www.padrino.co.uk

The application site is a former Church Hall disposed of by The Trustees Of The Christian Brethren, as being surplus to requirements in September 2023 and the hall has remained unused since that time. The Applicant, who was the purchaser, acquired the property as an investment and placed it on the market which attracted a local user who asked the applicant to gain consent for the use being considered by this Local review.

The application was submitted on the 23rd October 2023 and, following the response to validation queries was validated on the 7th November 2023.

Following various, chaser emails the application was refused on 11th April 2024.

Turning to the reasons for refusal we would respond as follows.

Reason

1. 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.

Response

The material considerations would be as follows:-

As life has progressed there are two forms of, what were, staple community facilities that have been in decline with falling numbers. These are Churches and Public Houses, Coffee Shops are the new community spaces where people meet and exchange ideas. This application took 6 months to process during which period that issue could have been raised and responded to.

Reason

2. No evidence has been submitted to satisfy the criteria for safeguarding community facilities set out in paragraphs 1.46 and 1.47 of Supplementary Guidance 1 - The Placemaking Principle (Part 2). This would result in the unjustified loss of a facility that could provide benefit to the local community and is contrary to Glasgow City Development Plan Policy CDP 1 The Placemaking Principle and Supplementary Guidance SG 1 Placemaking (Part 2) and Policy CDP 2 Sustainable Spatial Strategy.

Response

In this case there is evidence as to who, from the community, wishes to operate and what their intentions would be. Proper process prevents this being submitted, unless the Committee requests same. The changing nature of how communities come together would justify this development. Particularly so given that the site is next to a Convenience Store.

List of Supporting Documents.

- Doc 1 Application Form.
- Doc 2 Plan & Elevations as Existing.
- Doc 3 Plan & Elevations as Proposed
- Doc 4 Neighbour Notification List
- Doc 5 Response to Invalidation Letter
- Doc 6 Additional Application Form.
- Doc 7 Block and Locality Plans
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- Doc 9 Decision Notice