



Item 6

25th November 2025

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 100698627-003

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

Applicant Details

Please enter Applicant details

Title:

Mrs

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

Other Title:

Building Name:

Network Rail

First Name: *

Karen

Building Number:

Last Name: *

McChesney

Address 1
(Street): *

Floor Eight, 151 St Vincent Street

Company/Organisation

Network Rail

Address 2:

Telephone Number: *

Town/City: *

Glasgow

Extension Number:

Country: *

Scotland

Mobile Number:

Postcode: *

G2 5NW

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

240 THORNIEBANK ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7RQ

Please identify/describe the location of the site or sites

Northing

660035

Easting

255213

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)

Installation of replacement fencing (retrospective)

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.

We provide a full statement of our reasons in the document 'Notice of Review Request to GCC Local Review Body (October 2025)'

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)

- | | | | |
|----|---|---|--|
| 1. | Notice of Review Form 2. | Decision notice ref. 25/00511 3. | Report of Handling Ref.25/00511/FUL 4. |
| | Approved Location Plan No. 001A 5. | Approved drawing no.3467-MHB-SKT-1003 BLOCK PLAN 6. | |
| | Approved drawing no.3467-MHB-SKT-1006 ELEVATIONS 7. | Planning Application Site Photographs 180425 | |
| 8. | Planning Statement Ref.25-00511-FUL 9. | Notice of Review Request to GCC (Oct 2025) | |

Application Details

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

25/00511/FUL

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

13/03/2025

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

18/07/2025

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The delegated report indicated that no site visit had been carried out. We feel there are material considerations which would be apparent from a site visit.

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: Mrs Karen McChesney

Declaration Date: 10/10/2025

Payment Details

Online payment: 069290
Payment date: 14/10/2025 09:06:26

Created: 14/10/2025 09:06

Notice of Review Request to Glasgow City Council Local Review Body

Fencing at 240 Thornliebank Road Planning Ref. 25/00511/FUL



October 2025

1. Introduction

- 1.1. This statement has been prepared by Network Rail to request a review of the delegated decision to refuse planning permission for fencing at 240 Thornliebank Road under planning ref. 25/00511/FUL.
- 1.2. The proposal relates to fencing on the boundary of a residential property. The works were linked to a £140 million pound electrification project being delivered by Network Rail on behalf of Transport Scotland which included the installation of a new bridge deck adjacent to the property. The applicant is therefore Network Rail but the fencing was installed with the agreement of the owners.
- 1.3. Details of the background to the project and the site context have previously been provided by the report 'Planning Statement (May 2025)' and are referred to. This statement sets out the reasons we are asking for a review and a summary of the matters Network Rail considers should be taken into account in reviewing the decision. No new material is being provided.
- 1.4. Network Rail acknowledges that the application became retrospective in April 2025 and expresses our regret to members of the Local Review Body in this regard. As soon as we were aware that the works had taken place we notified council officers. More information on the reasons the works took place is provided in the Planning Statement (May 2025).

2. Reasons for the Review

- 2.1. Network Rail respectfully ask Members of the Local Review Body to reconsider the decision on the following grounds:
 - matters we raised as 'material considerations' were not fully taken into account; and
 - inaccuracies in the Report of Handling lead us to believe that the decision was not based on an accurate understanding of the facts.
- 2.2. We also ask that Members agree that a site visit would be appropriate to allow all facts of the case to be reviewed.

Material Considerations

- 2.3. In the Planning Statement (May 2025) submitted with the application we set out several material considerations. These are:
 - **House orientation** - the fencing is not along the edge of the front garden but the side garden due to the orientation of the property where the principal elevation of the house faces Eastwood Cemetery not the road. Supplementary Guidance SG1: Part 2, section 2.31 relating to fencing bounding a road, permits fencing up to 2m high in situations '*where a level of privacy can be expected*'.

- **Plot shape and use of garden ground** - we further contend that the shape of the plot means that the rear garden of the house is shallow in depth and the side garden is effectively used as a rear garden and should enjoy a similar level of privacy. The fencing height is therefore supported by SG1: Part 2, section 2.31.
- **need for low maintenance** - the owners are elderly and in poor health. They asked Network Rail to provide a low maintenance fence and garden once the temporary bridge was removed and their garden restored.
- **security and privacy** - timber close board fencing provides the privacy requested by the owners. They keep a number of show dogs in kennels. The site is isolated from any neighbouring properties so there is no natural surveillance. Security and privacy is therefore extremely important.
- **littering** - the owners experienced antisocial behaviour from members of the public throwing litter over their fence or pushing it into the gaps. This is no longer happening with the new fence. The shared boundary with the pavement is long at 36 metres, it is a main road with high public usage, and close board fencing is an appropriate solution here.

Inaccuracies in the Report of Handling

- 2.4. Network Rail offered the planning officer an accompanied site visit as it was a construction site with limited public access. This was declined and we were advised that a site visit had already been carried out. We note from the Report of Handling that no site visit date is recorded. We believe that all the matters outlined above would have been viewed as 'material' had a site visit been undertaken.
- 2.5. We note reference to a driveway and potential issue in relation to sightlines from the driveway. We confirm that the property has no driveway and there are therefore no issues relating to sightlines.
- 2.6. We note reference that 'the rear garden faces the road and the front faces the railway line'. This is not the case. The rear garden faces the railway line and the front faces the cemetery, see photograph 1 below. However, even accepting this assumption would suggest that a higher fence height may be appropriate in this location in line with SG1: Part 2, section 2.31 when balanced with the material considerations above.

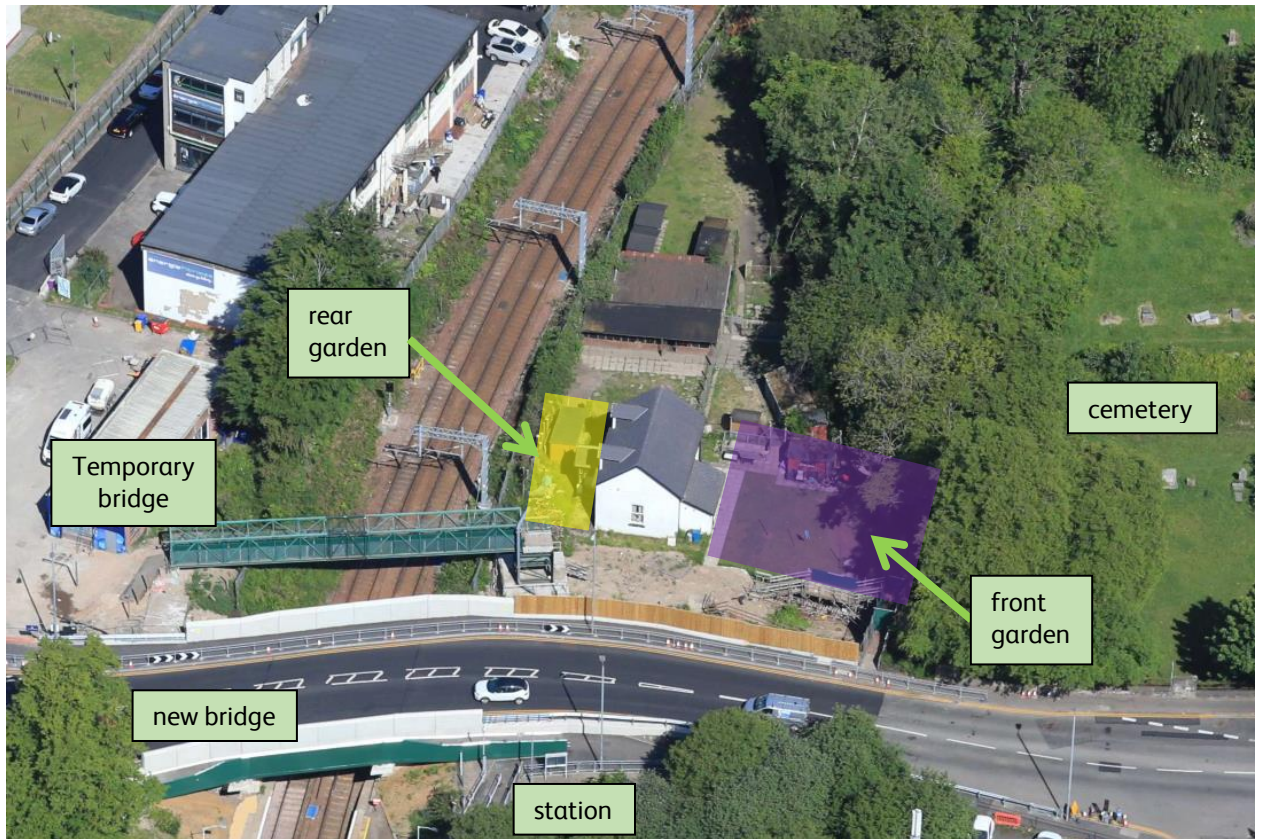


Photo Aerial view of site taken May 2025 showing new bridge, position of temporary bridge within garden ground and orientation of property within plot.

3. Other Matters

- 3.1. We respectfully ask the Local Review Body to also consider the following in their decision.
- 3.2. Network Rail have considered what mitigation measures could be applied and sought advice from Development Management in this respect. As set out in our Planning Statement none of the suggestions met with the requirements of the owners, without whom this major road and railway infrastructure project could have taken place. The use of their garden for a temporary pedestrian and services bridge was critical to the delivery of the project which took around 15 months.
- 3.3. The suggestion of replacing the fence with a concrete wall similar to the bridge parapets is neither practical nor appropriate use of public money. The bridge parapets visible are the exposed part of integrated pre-cast units which form the superstructure of the bridge deck and cannot be continued along in this form. The height required for a new concrete wall to maintain garden privacy would require significant structural foundation works as the ground levels fall away steeply from the pavement edge.

- 3.4. The owners have been firmly against tree planting on their property. They were pleased to have the trees removed along the boundary and elsewhere in their garden and do not wish future maintenance resulting from any tree planting.
- 3.5. Network Rail are of the view that there is no established boundary treatment within the area. The use of grey concrete 'planks' along the base of the fencing provides some continuity of material and colour with the bridge adjacent. The fencing material is of a high-quality finish, and we do not accept that it *'adds little quality to the street and is incongruous'*. The site has a unique set of circumstances and the approval of planning permission will not set a precedent in the area.
- 3.6. Finally, we note that no representations have been made in respect of the planning application. In addition, images and videos of the bridge opening which included views of the fencing were widely shared on Network Rail's comms channels and no adverse comments have been received by Network Rail.
- 3.7. Network Rail respectfully request that the above matters be taken into account in reviewing the decision made to refuse planning permission.