

# Report of Handling for Application 25/01930/FUL

Item 3  
12th May 2026

<b>ADDRESS:</b>	Remnant Christian Network 425 Govan Road Glasgow G51 2PW
<b>PROPOSAL:</b>	Use of land for siting of container (retrospective).

<b>DATE OF ADVERT:</b>	23 October 2025
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	15 neighbour notification letters were issued, and the application was included on the Weekly List of Applications. No objection has been received.
<b>PARTIES CONSULTED AND RESPONSES</b>	None.
<b>PRE-APPLICATION COMMENTS</b>	None.

<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>NPF4 POLICIES</b>	<p>National Planning Framework 4 (NPF4) was adopted on 13th February 2023 and is the national spatial strategy for Scotland. Glasgow City Council, as planning authority, must assess all proposed development against its policies. The following policies are considered to be relevant to this application:</p> <ul style="list-style-type: none"><li>• Policy 1: Tackling the Climate and Nature Crises</li><li>• Policy 2: Climate Mitigation and Adaptation</li><li>• Policy 14: Design, quality and place</li></ul>

<b>CITY DEVELOPMENT PLAN POLICIES</b>	The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application: <ul style="list-style-type: none"> <li>• <b>CDP 1:</b> The Placemaking Principle</li> <li>• <b>SG 1:</b> Placemaking Part 2 – Residential Development</li> </ul>
<b>OTHER MATERIAL CONSIDERATIONS</b>	None.
<b>REASON FOR DECISION</b>	The proposal was considered not to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

<b>Comments</b>	
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<b>Planning History</b>	None.
<b>Site Visits (Dates)</b>	11/01/2026
<b>Siting</b>	The application site is a church located to the west of Govan Road. The property is located within a well-established residential area in Ward 05 – Govan.
<b>Design and Materials</b>	<p>The applicant proposed to site a temporary container at the site of the main church building. The container provides additional floor area in terms of two offices, a conference room and a toilet.</p> <p><b>Design (Approximate measurements):</b> The installed container measures approx. 3.7 m in width and 12.2 m in length and has a total floor area of approx. 44.9 sqm. The container has a maximum height of approx. 2.7 m.</p> <p><b>Materials:</b> The container is painted black with white window frames.</p>
<b>Daylight</b>	No issue.
<b>Aspect</b>	The proposed container would be to the side of the property.
<b>Privacy</b>	No issue.
<b>Adjacent Levels</b>	The land appears flat.
<b>Landscaping (Including Garden Ground)</b>	No issue.
<b>Access and Parking</b>	No issue.
<b>Site Constraints</b>	Protected Species - Water Voles
<b>Other Comments</b>	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. The issues to be taken into account in the determination of this application are therefore considered to be:</p> <p>a) Whether the proposal accords with the statutory Development Plan;</p> <p>b) Whether any other material considerations (including objections) have been satisfactorily addressed.</p>

In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017.

#### **NATIONAL PLANNING FRAMEWORK 4**

##### Policy 1 & Policy 2

*The two policies are overarching policies which must be taken into consideration for all development proposals. When considering all development proposals, consideration will be given to the global climate and nature crisis.*

##### **Comment**

The work carried out is considered small in scale and, therefore, will not negatively impact the climate crisis.

##### Policy 14 Design, Quality & Place

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

##### **Comment**

The installed container is inconsistent with the policy, as it fails to support the existing attractive natural and built spaces. Furthermore, it would have a visual impact and be visible from the road.

#### **CITY DEVELOPMENT PLAN, ADOPTED 2017**

##### CDP1 & SG1 The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the City Development Plan. CDP 1 states that: new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the city.

**1.37** *Applications for temporary development and uses of land and buildings will be considered against the following criteria:*

*a) Temporary development shall not have a harmful impact upon neighbouring properties or residential amenity as a result of the nature of the use or activity it generates, see also SG1 - Placemaking, Part 2, Detailed Guidance - Non-Residential Development Affecting Residential Areas;*

*b) Temporary development shall not adversely impact on the continuity of legitimate public access;*

*c) It is recognised that often a temporary use will be bringing activity to a vacant space or building and that its temporary nature will limit viable expenditure on external appearance. Nevertheless any temporary development will be expected to make a positive contribution towards visual amenity and not incorporate design or materials harmful to the surrounding area;*

*d) Successful proposals will be subject to time limiting conditions setting the time period for their cessation and will be expected to implement approved method statements detailing the reinstatement of the land or building(s) once the temporary use ends should any permanent use not be implemented immediately afterwards; and*

*e) Applications will be supported by a statement outlining the terms of the agreement with the land owners (where applicable) including acknowledgement that the use will be temporary, confirmation that money for the reinstatement of the site is available once*

	<p><i>the temporary activity ends and details of any notice period agreed should the owner wish to commence development on the site prior to the timetable set in out part a) above.</i></p> <p><b>Comment:</b></p> <p>Although the installed container aims at enhancing the delivery of the church community engagement programme, the utilitarian container fails to make a positive contribution towards visual amenity, and its material is not in keeping with the surrounding area.</p> <p>An attempt to negotiate relocating the container to the rear of the garden space to minimise its impact was abortive.</p> <p>On this basis it is considered that the proposal would create an undesirable precedent with a utilitarian structure located beyond the front elevation of the building which has resulted in the loss of greenspace. There would be little opportunity for masking the development through vegetation due to its height and location and despite being suggested that it will be temporary, potentially 5 years, this temporary impact would be significant and detrimental to the streetscene.</p> <p><b>Conclusion</b></p> <p>In consideration of the above, the application is considered not to be in accordance with the policies of the National Planning Framework 4 and the City Development Plan.</p> <p>With respect to (b), there are no other material considerations which would justify an approval in this case. On this basis it is recommended that this application for planning permission be refused.</p>
<b>Recommendation</b>	<b>Refuse</b>

Date: 19/01/2026	DM Officer	<b>Abiodun Johnson</b>
Date: <u>20/01/2026</u>	DM Manager	Ross Middleton

**Reasons**

- 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 14: Design, quality and place of National Planning Framework 4 and CDP1/SG1 of the Glasgow City Development Plan in that the installed container fails to make a positive contribution towards visual amenity to due its design, location and positioning as well as its material which overall is not in keeping with the surrounding area.

**Approved Drawings**

The development shall not be implemented in accordance with the approved drawing(s)

- 1. 25009-2-01 LOCATION PLAN - Received 14 October 2025
- 2. 25009-2-02 LOCATION PLAN SHOWING CONTAINER- Received 14 October 2025
- 3. 25009-2-04 PROPOSED GROUND FLOOR PLAN - Received 14 October 2025
- 4. 25009-2-07 ELEVATIONS - Received 14 October 2025
- 5. 25009-2-06 PROPOSED ROOF PLAN - Received 14 October 2025

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