



Glasgow City Council

Planning Local Review Committee



Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Item 1

12th May 2026

**26/00014/LOCAL – Remnant Christian Network 425 Govan Road -
Use of land for siting of container (retrospective).**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 5 - Govan

Citywide: n/a

Local member(s) advised: Yes No

consulted: Yes No

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site is a church (Class 11) to the west of Govan Road, at the corner of Elphinstone Place. The container is located to the east of the main church building.
- 1.2 The property is unlisted, and this address has a base public transport accessibility. It is within Ward 5 - Govan.

Proposal

- 1.3 The development proposed is the erection of a container of 12.2m wide by 3.7m long by 2.7m tall. The area of the container is 44.9sqm. The container will contain space for two offices, a conference room and a toilet.
- 1.4 The materials are not listed but is assumed to be steel metal walls with UPVC windows and doors.
- 1.5 Committee should note this is a retrospective application and the container is already on site.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **Policy 1:** Tackling the climate and nature crises
 - **Policy 2:** Climate mitigation and adaption
 - **Policy 14:** Design, Quality and Place
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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 due to its design, location and positioning as well as its material which overall is not in keeping with the surrounding area.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. The area in which the unit is proposed is currently an unused surface with no formal landscaping or defined function. The proposal therefore represents a modest and practical use of a presently underutilised portion of the site
02. During the statutory consultation process no objections were submitted by neighbouring properties included within the notification list, indicating that the proposal was not considered by nearby residents to result in unacceptable impacts on residential amenity or the character of the surrounding area.
03. In response to the concerns raised in the refusal, the external appearance of the modular unit has been significantly improved through the proposed introduction of a timber cladding system.

Note for committee: Committee must consider the drawings that were originally submitted and disregard the alterations shown on "25009-2-07". Any condition or amendment to this would not be competent as it would constitute a substantial redesign of the original proposal which can only be considered under a new application. This is also the case with the planting and landscaping strategy proposed.

04. The site already benefits from significant existing vegetation around its boundaries. As demonstrated within the accompanying photographs, the church building itself is only visible from certain viewpoints along Govan Road due to this existing planting.
05. Given the modest height of the structure and the additional planting proposed, the visual presence of the modular unit will be limited and well screened.
06. The proposed unit will operate on a structured and carefully managed basis. Activities will primarily take place during weekday daytime hours. By providing space for training, counselling and community engagement, the proposal

contributes to wider strategic objectives relating to health, inclusion and economic participation.

07. On balance, the modest and flexible character of the structure is far outweighed by the substantial contribution it will make to community wellbeing and the long-term resilience of the local area.

08. No objections were made by neighbours.

5 RELEVANT PLANNING HISTORY

5.1 Aside from the original application, there are no relevant planning applications for the property.

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There were no representations received for the application or for the review.

7 COMMITTEE CONSIDERATIONS

7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

7.2 The following are the relevant policy considerations:

7.3 Climate change and mitigation

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- The building uses native materials only and no information is given as to how it would be insulated or in relation to any energy efficiency measures.
- No other information on how climate issues could be mitigated against, such as the reuse of existing materials, are provided

7.4 Design and residential amenity

NPF4 Policy 14 Design, Quality and Place intends to encourage, promote and facilitate well designed development. These include six qualities of successful places:

Pleasant: Supporting attractive natural and built spaces.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. **Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

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.

CDP1 & SG1 - The Placemaking Principle (Part 2)

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;
- d) 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;
- e) 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
- f) 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 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.

Committee should note that:

- The container has been erected on grass lawn.
- The container does not have a distinct local architectural style.
- It is not clear how the container could be adapted to other uses.
- The proposal fronts a main road. The appeal states it will not have any adverse visual impact. However, it is immediately visible and obscures views of the original building. The original officer proposed relocating the building to behind this view but was rejected.
- No timetable for the container being a temporary structure has been provided.

Committee should consider whether:

- They are satisfied that the container unit's prominence and design, in departure from policy, would not erode the character of the area and the existing church building?

7.5 **Community facilities and Amenity**

CDP1 & SG1 - The Placemaking Principle (Part 2)

Community facilities are vital services, infrastructure, spaces and buildings that play a central role in everyday life. Community facilities are defined as 'facilities which provide for the health and well-being, educational, recreational, leisure, spiritual and cultural needs of the local community'

It is the Council's aim that all residential development should be served by good quality, accessible community infrastructure.

NPF4: Policy 23 Health and Safety intends to promote development that improves health and wellbeing. Development proposals that are likely to raise unacceptable noise issues will not be supported.

The agent of change principle applies to noise sensitive development. This is defined as:

"Where an application is made for development which is likely to be affected by noise from existing development such as, but not limited to, music venues...the applicant is required to demonstrate both that they have assessed the potential impact on occupants of the proposed development and that the proposed design incorporates appropriate measures to mitigate this impact."

A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.

Committee should note that:

- By nature of being a shipping container, the building is of low quality with low insulation.

Committee should consider whether:

- They are satisfied the use will not generate significant noise due to the nature of the use and the quality of the building used?

7.6 **Parking**

SG11: Sustainable Transport

The basic minimum standard for cycle parking provision for community centres:
Table 2.5: 1 space per 100 sqm public floor area and 1 space per 10 staff.

- 2.2 Wherever possible, cycle parking should be provided within the curtilage of the development site. In certain locations, e.g. the City Centre and other centres in the City's network, it is recognised that this may not always be possible for customer/visitor parking for shops, public houses, restaurants, etc. In these instances, the Council will often consider it more appropriate to provide cycle parking for general public use. Where this is the case, the developer may be asked to contribute to the cost of providing parking for general public use in the vicinity of the development.

The basic maximum standard for car parking provision for “Church Halls and Community Centres”

Table 3.5 states that Base Accessibility require a maximum standard of 6 Spaces per 100 sqm PFA

Committee should note that:

- The area has base public transport accessibility
- The number of expected additional staff is unstated. Regardless, this would require an additional three cycle parking spaces as a minimum. No such provision has been given, contrary to policy.
- No additional parking spaces are proposed, there appears to be parking onsite already.

Committee should consider whether:

- They are satisfied with the lack of cycle parking provision in this instance or whether further provision could be met through a planning condition?
- They are satisfied the intensification of use here will not result in car parking pressures outwith the development?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided

be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

9 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a n/a

*result of this
proposal?*

*Will the proposal contribute to
Glasgow's net zero
carbon target?* n/a

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

10 RECOMMENDATIONS

10.1 That Committee consider the content of this report in coming to their decision.