



Jackton & Thorntonhall Community Council Minutes



May 15th, 2024



Location: Thorntonhall Tennis Club

The Chair thanked everyone for coming to the meeting. The evening's meeting would be in two parts: the first part being the talk and Q and A regarding the proposed BESS development at Meikle Dripps Farm, Thorntonhall. The second part of the meeting would be the normal agenda. The reason for doing the meeting this way was to allow the speakers to leave before the routine business. Handouts were distributed, one from the JTCC on the main points for tonight, and the other handout from Apatura on the background and further detail to their proposal. As a trial, the meeting would be recorded, as this may make minute taking easier in future.

Before handing over to the speaker, the Chair explained the difficult balancing role for the Community Council in relation to this proposed development. We have a role in establishing the nature of community interest and we are aware of both objectors and supporters. It is also a duty of the Community Council to remind people to stick to material planning issues. Other issues, which are not planning matters, will carry zero weight with the authorities who decide the planning application.

The proposal is different to the last large proposal for the village - the application for a neighbourhood centre. With this large proposal connecting to the national grid, it is a Scottish Government decision. The national planning policy position is that the Scottish Government is committed to increasing renewable energy and storage. Permissions and consents have already been granted for BESS on greenfield sites. It is important that we be mindful of this context even when this will be an unpopular view for many. However, we are probably mostly in agreement that the country needs to move away from burning fossil fuels. Also, there can be discussion with the applicant about what can be done to improve the issues surrounding things like visual impact, noise, fire safety and so on. There could also be discussion about a possible community benefit fund. The Chair handed over to the

**Guest Speakers - James Doig, Development Director, Apatura, and Alex Orr, Managing Director, Orbit Communications talking about the
Installation of an up to 150 megawatt (MW) Battery Energy Storage System (BESS)
(EIA Screening Opinion) Meikle Dripps Farm Waterfoot Road Thorntonhall G74 5AD (SLC ref. P/24/0179 and Scottish Government ref. ECU00005045)**

James spoke for 30 minutes, and referred to the list of pre-agreed questions, plus the Apatura handout. The site layout landscape proposals and contour map were also described. The many layers involved in scoping the project were outlined. Rolls Royce and

Canadian Solar were mentioned as likely suppliers of equipment. The planned connection date is 2029, with orders for planned equipment beginning in 2026. Further information will be provided for landscaping profiles, sections, and heights. Landscape engineers would be involved, and the natural ridge to one side of the site (railway side) would be incorporated into the design. Rather than a CGI video, there will be a photo montage of how the site will develop and mature.

On projected noise, there will be an acoustic modelling exercise. At this stage, they are thinking that this site does not require noise mitigation because of the distance to the nearest 'receptors' (residential properties). The results of the noise modelling project are dependent on manufacturer details and site specifics. No comparable site was identified by Apatura (for people to see and hear).

The construction transport management plan will be drawn up at a later stage, in consultation with the Local Authority. Three transformers will require the largest vehicles, otherwise standard HGV trailers will be used. Numbers are not possible to say at this stage. The construction phase is estimated as 12 months. Replacement batteries will be required after 20 years. Insurance and bonds will be in place to ensure restoration of the site after 40 years.

In the talk, the Community Fund was downplayed, only referring to seating benches being provided in a Borders site and working either through a charity or through a group such as the Community Council. Different communities requiring different approaches were mentioned.

In terms of alternatives to greenfield locations, Apatura stated that brownfield sites are tending to be used for mixed development including housing. Also, industrial (and business) sites tend to require development projects to include employment, which excludes BESS.

James Doig answered questions, assisted by Alex Orr from Orbit Communications. Questions were asked about worst-case scenario fire safety, fumes, guarantees, regulations and dual access road requirements, batteries and insurance, company history and their experience in this field (approx. 60 projects, mainly in Scotland), likely adverse impact on nature and wildlife and road safety issues. Further Q and A was agreed as appropriate via Apatura website Q and A and via JTCC email.

The Chairman thanked James and Alex for attending the meeting.

The regular portion of the CC meeting continued at 9.00 pm after a short break.

Sederunt Claire Marr - Chairman, Sandy McEwan - Vice Chair, Douglas Eunson Treasurer, Janice Edwards - Secretary, Mark Aiken

Apologies Councillor Watson, Councillor Williams, Councillor Buchanan, Councillor Gray. CC Committee members - Bill Turner, David Milloy, David Ross. Public - Stephen Marshall

Present Fifty-two members of the public.

It was noted that a quorum of members was present, and the meeting could proceed in accordance with the constitution.

Minutes of the meeting April 17th, 2024

One correction - the last line of page 2 where instead of being a planning application, P/24/0179 is an Environmental Impact Analysis screening request.

Proposed by: Harry McKinnon, and **seconded by** Sandy McEwan

Matters arising:

Thorntonhall Station Bridge Network Rail are still working through the detailed design for the bridge at Peel Road. The planned road closure has been delayed while this is being decided.

Jackton Primary School after school care provision - lack of. This is due to the high rental rate for space at the school, making it too expensive for the provider and parents. Councillor Mathew Buchanan has been in contact with SLC for further information. He has asked for a comparison between the commercial rates for Jackton and other comparable after school care providers. The JPS Parent Council have contacted Collette Stevenson, MSP who is also assisting.

Speed signs – Peel Road Thorntonhall.

The 4 speed detection signs on Peel Road have not all been working, and they are not consistent. SLC Roads Department were asked if these could be rationalised and repaired. Roads Dept would only agree to repair the malfunctioning signage but not replace the older style signs due to budget restrictions.

Chair's Report:

Local Development Plan 3 is now in the early stages of preparation by South Lanarkshire Council. This includes a public questionnaire called 'Let's talk place! The aim is to get everyone's view on future local plan priorities, like housing, transport, healthcare, schools, greenspaces etc. Please will all residents go online to the SLC website and click on the link [LDP3 Have your Say](#) to the questionnaire. This will be additional to any Local Place Plan. The deadline for feedback is 30th September.

Community Council Volunteers

Claire announced that she would be stepping down as Chairman at the end of September. Also, after 5 years as secretary, Janice Edwards will not be standing for re-election at the AGM in November. The Community Council is seeking volunteers to occupy these roles. It may have to disband if these positions are not filled.

Treasurer's Report: Douglas Eunson - Treasurer

Correction for the April Minutes. April balances RBS treasurers account £4366.81

RBS business reserve account £1193.73

May balances RBS treasurer's: £4385.44 RBS business reserve account £1243.73.

Councillor's Report: No councillors present.

Secretary's Report - Janice Edwards

Correspondence

Cala Community Pledge

Cala is committed to their Community Pledge for the Sequoia Meadows project in Jackton, aiming to deliver community advantages to the local area where their construction efforts are underway. Suggestions gathered from Jackton residents focus mainly on play parks and recreational areas. These suggestions have been passed on to Cala for consideration.

Insurance coverage has been added to the CC policy for up to 5 litter picks per year.

Free Mental Health workshops

Hosted by the Scottish Action for Mental Health.

Dates and times can be found on the link.

<https://www.eventbrite.co.uk/o/samh-lets-connect-east-kilbride-69531939193>

SLC Committee Meetings online Calendar

SLC committee agendas and meeting information is available online on the following links.

<https://southlanarkshire.cmis.uk.com/southlanarkshire/Meetingscalendar.aspx>

[SL Committees YouTube channel](#)

Planning Applications - no objections

[Formation of new roof to enable upper floor attic accommodation to be formed with associated alterations](#)  Jasean Cottage 338A Eaglesham Road Jackton G75 8RW Ref. No: P/24/0543 | Received: Wed 01 May 2024 | Validated: Wed 01 May 2024 Registered

[Erection of front porch](#) 

South Allerton House Jackton Road Jackton G75 8RR
Ref. No: P/24/0465 | Received: Tue 16 Apr 2024 | Validated: Thu 25 Apr 2024 | Registered

[Non-material variation to planning consent P/18/1127 to replace communal garden and orchard area with SUDS overflow area and biodisk plant](#)  Cartside Farm Cartside Highway Thorntonhall G74 5AD Ref. No: P/24/0026/V | Received: Thu 04 Apr 2024 | Validated: Fri 26 Apr 2024 | Status: Registered

Road Closures & Works

TEMPORARY RESTRICTION TO USE OF ROAD

No person shall permit any vehicles to wait or to load on the length of road detail below.

Eaglesham Rd, Jackton (both sides) between Greenhills Road and 325 Eaglesham Road 1 June 2024 8am to 6pm road to be kept clear during the Police Scotland event.

Newlands Road is closed between James Shepherd Grove and Newlands Farm between 9.30am to 6pm on Sunday 9 June for Scottish Water repairs.

Holehouse Road is closed between Hole of Dripps Farm and Holehouse Sewage

Works from Wednesday 31 January to Monday 10 March 2025 due to structural damage to the ford. Diversion via Peel Road, B764 Eaglesham Road, B764 Cheapside Street, Gilmour Street, Holehouse Road and vice versa.

Newlands Road, East Kilbride Between James Shepherd Grove and Newlands Farm

Period of closure 09 June 2024 9.30am – 6.00pm. Scottish Water repairs.

AOB**Micro grant applications:**

- Thorntonhall Planters for £250 for plants and Christmas decorations – Approved.
- Clean-up of Thorntonhall Burn (adjacent to Beachwood Lea), and planting of native species trees, grasses, flag iris and reedbeds to prevent soil erosion and encourage wildlife - £495 Approved.

Volunteers agreed to help on both projects.

Thorntonhall Station – A question was raised if the village could have a say in the building's future to prevent it deteriorating further, and/or find a use for it. The building belongs to Network Rail, has severe damp issues, and would need extensive renovation to bring it back to usable condition.

Fly Tipping

A sofa has been dumped on Ardbeg Lane, Thorntonhall.

The item is on a council adopted street. If reported as fly tipping on the SLC webpage, they will arrange pick up.

Next Meeting – June 19th, 2024, 7.30PM Thorntonhall Tennis Club.

Close of Meeting 9.20PM

Litter Reporting.

[https://www.southlanarkshire.gov.uk/info/200233/street care and cleaning/347/litter bins and street sweeping/3](https://www.southlanarkshire.gov.uk/info/200233/street_care_and_cleaning/347/litter_bins_and_street_sweeping/3)

For local road and lighting faults, potholes, broken slabs, damaged footpaths, signs, broken bollards, guardrails, flooding, blocked gullies please use the following link.

[https://www.southlanarkshire.gov.uk/info/200232/roads lighting and pavements/337/road and lighting faults/](https://www.southlanarkshire.gov.uk/info/200232/roads_lighting_and_pavements/337/road_and_lighting_faults/)

For council maintained landscaping enquiries such as overgrown bushes and fallen branches. Waste and Ground Service Enquiry form

[https://www.southlanarkshire.gov.uk/info/200255/land management/338/maintenance of landscaped areas](https://www.southlanarkshire.gov.uk/info/200255/land_management/338/maintenance_of_landscaped_areas)