



Jackton & Thorntonhall Community Council



Meeting Minutes

Thursday January 16th 2025 at 7.30pm

Thorntonhall Tennis Club



Sederunt: Fiona Gardner (Chair), Sandy McEwen (Vice Chair) Douglas Eunson (Treasurer) David Ross, Warren Bader and Lesley Whitefield

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

1. Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies had been received from Christian Potter and Bill Turner.

Councillors Present: Councillor David Watson was present. No apologies had been received from any other councillors other than Councillor Kirsty Williams.

Public Present: 24 members of the local community signed in.

Apologies had been received from Alistair McPhee and Tricia Hughes.

2. Minutes of Previous Meeting

These had been circulated in advance of the meeting. They were approved by Warren Bader and seconded by David Ross.

Matters Arising:

- Andrew Walker, a resident of Beachwood Lea, stated that many residents of Thorntonhall were concerned about the risk of a serious fire at the proposed BESS. It was noted that when Apatura did their presentation last May they stated that their application for consent to develop the BESS would include a fire risk assessment.
- Following Mark Aitken's resignation, Christian Potter, the secretary of JTCC who could not be at tonight's meeting, had agreed to take over the administration of the community council's website and Facebook page.
- The Chair introduced Lesley Whitefield who had been co-opted as an elected member to the community council following Mark Aitken's resignation. The Chair formally proposed Lesley's appointment which was seconded by David Ross. It was noted that Lesley has a background in Town Planning.
- Following the last meeting, a written proposal had been received from Warren Bader regarding the formation of a Thorntonhall Residents Association. Consideration of this was carried forward to the February meeting.

- Sandy McEwen reported that following discussions with a member of the Environmental Crime Unit at South Lanarkshire Council, he had learned that one individual was thought to be responsible for three separate incidents of fly tipping on the old road site at the north end of Peel Road. This person was going round businesses in the East Kilbride area with a van, charging a fee for removing rubbish and waste then dumping it indiscriminately. Whilst a prosecution was being pursued, this would not remove the current waste or prevent others dumping on the site. Both removal and securing of the site to prevent future abuse was the responsibility of the landowners whom the council had had some success regarding removal of fly tipping previously but had not been able to get a response from more recently. JTCC had therefore written to the landowners, who own around 14 hectares of land at the north end of Thorntonhall, asking for an informal meeting to discuss the fly tipping issue and advising that JTCC was considering constructing a Local Place Plan which they might be interested in. So far, there had been no response to the letter.

Fly tipping was also reported at Ardbeg Lane and, as this was council property, SLC would be contacted to remove it.

- Walter Hecht, a resident of Braehead Road had contacted JTCC and SLC Roads Department pointing out the poor condition of the section of that road from Braehead House up to the junction with Barbana Road. Previous repairs to potholes had been short lived with the surface deteriorating again quickly. The meeting also heard from attendees about the general condition of Peel Road and that the street light on the station side at the bridge was still out. It was stressed that these issues need to be reported by all local residents to the Roads Department

via

<https://survey123.arcgis.com/share/5542b33b1ea6485e8331217efc9704d9>

or by calling 0303 1231015. The more reports received, the more likely action will be taken.

- An email had been received by JTCC from Cavendish Consulting stating that they were contacting us on behalf of Apatura Energy to say that their clients were currently preparing “revised design proposals” for the proposed BESS at Meilke Dripps Farm and they would be undertaking a further round of consultation “in the coming months”. The meeting heard from a number of local residents about various concerns they had regarding the BESS, some of which had been aired previously. These included

- the effect on housing values in Thorntonhall;
- why was the BESS being located close to Thorntonhall and not Whitelees Wind Farm?
- the deterioration of the roads due to construction traffic over a prolonged period.
- the impact of the BESS on the electrification of the Glasgow- East Kilbride railway line.
- Andrew Walker read out a report from Trisha Harvey of the BESS Group, a copy of which is in Annexation 1 of these minutes.

3. Presentation

The Chair introduced Tony Finn, a Manager within the Planning Policy Team at South Lanarkshire Council, who was going to tell the meeting about Local Place Plans and how the community council could be involved in creating one. A summary of Mr Finn's presentation is within Annexation 2 of these minutes

4. Reports

Chair's Report:

The Chair did not have a report and stated that the Agenda covered everything necessary.

Treasurer's Report:

The current balances on the current account is £3,303.28 and the reserve account £1,747.21. The annual remuneration of the treasurer and the secretary at £50 each was proposed by the Chair and seconded by David Ross. Also, approval of hire of the tennis clubhouse for the JTCC meetings in the months of January, February and March at £35 per month was required and this was proposed by Sandy McEwen and seconded by Warren Bader.

Councillor's Reports:

Councillor David Watson referred to Planning Application reference P/24/1301 which was registered on 26 November 2024 for the erection of temporary accommodation, installation of a storage container and associated works on land north of Waterfoot Road, North Hill of Dripps Farm. This is the location of a residential caravan and several industrial containers which have been on the site since around April/May last year so it is a retrospective application. SLC were on the point of enforcement action for removal of the caravan and containers when the application was lodged so the enforcement action was paused to allow the application to be processed. The applicant has a history of proceeding with development and other proposals without first obtaining the necessary consent. In view of this, Councillor Watson was hopeful that he could arrange that this application would go before the full planning committee, on which he sits, rather than be left to delegated powers exercised by Planning Officers. After discussion, it was agreed that JTCC would lodge objections to the application.

5. Correspondence

- SLC / Samh Free Mental Health Workshops (leaflet attached to agenda). No comments.
- Statutory review of polling districts and polling places – outcome of review. Sandy McEwen summarised this and advised that there were no material changes which would affect the tennis clubhouse's continuing use as a Polling Station.

6. Planning Applications

- Application reference P/24/1301 Date registered 26.11.24 Erection of temporary accommodation, installation of storage container and associated works (retrospective). The land north of Waterfoot Road North, Hill of Dripps, G74 5AD planning application 1301. SEE ABOVE

- Application reference P/24/1300 Date registered 25.11.24 Erection of 2 dwellinghouses, the formation of 2 new vehicular accesses and associated works. Land at Stoneside of Dripps Farm, Cartside Highwan, Thorntonhall, G74 5AP. planning application 1300. NO COMMENTS

7. Road Closures & Works

Noted as per Agenda. No comments

8. Other Business

The issue of bird scaring through the use of repeated loud noises similar to gunfire on farm land around Thorntonhall, often after dark, was raised as this was creating a disturbance and had potential to scare pets. Farmer John Henderson said that audible scaring was necessary around dusk, and sometimes later, to prevent crops from being eaten by flocks of geese who typically feed around those times when visible scaring does not work. NFU guidelines say that, if possible, audible scaring should be avoided after dark and particularly after 10.00pm. There are other NFU guides about frequency of the noises and, so far as he is aware, the local farmers observe all these.

9. Next Meeting

20th February 2025 at 7.30pm

Actions from the Meeting / November meeting

6	Cllr Williams to follow-up re Peel Road hedges needing cut back.	Cllr Williams
13	ask SLC Road Department to come out and do an assessment of the railway bridge and road calming measures.	Cllr Williams / Warren
1	Ardbeg Lane fly-tipping to be reported to SLC	Christian
2	street light on the station side at the bridge still out and to be reported	Christian

ANNEXATION 1

The BESS group report for the JTCC

The BESS group having been continuing to be in contact with relevant MPs, and MSPs since the last JTCC meeting. We have also collated more email addresses of residents who are against the BESS, some of these residents due to family commitments and work are not available to attend the JTCC meetings, nevertheless they have made their feelings known.

We will be letting everyone know when the BESS proposal goes live. **We only have 28 working days after it goes live to object.**

The Bess group with the assistance of the JTCC will let everyone know when the application goes live.

The BESS group have an Objection action plan in place to inform every village resident on the “how, what and where” once the proposal goes live. Part of the plan includes an “Awareness campaign” we have flyers ready to be hand delivered, posters and, banners printed ready to be placed once the application goes live. If anyone would like to assist with the “awareness campaign” by putting up a poster on their gates, wall etc then please get in touch with Trisha Harvey. 07760412194

We will also offer help to residents outlining the areas of concern they may wish to raise in their objection to the ECU along with any help they may need to ensure their objection is successfully lodged on the ECU portal.

Some of the BESS objection posters put up before Christmas on residents’ private property have been ripped off, taken down and thrown into the hedgerows. Residents have the right to display these posters, and they should not be removed. Video footage has been examined to see if we can identify the perpetrator(s).

There has been a lot more discussion in the UK and Scottish news media about the dangers of the BESS and how it destroys and industrialises greenspaces and villages like ours. In the Borders there was a case where a house sale fell through once the buyer heard about a Bess being built. The article reported that the seller’s estate agent told them that in order to sell their property they should reduce the asking price by 40%.

In Summary

To fight the BESS development, the BESS group alongside the JTCC will do everything possible to make sure MPs, MSPs, South Lanarkshire Council and the ECU (Energy Consent Unit) hear the voices of Village Residents thereby stopping the Apatura/AHA development happening here, in Thorntonhall.

Residents must also object and it can be more than one objection from each household as long as you have different email addresses and are not sending the same wording.

ANNEXATION 2

Presentation by Tony Finn - Manager within the Planning Policy Team – South Lanarkshire Council

- The Planning Policy Team deals with strategic planning issues for South Lanarkshire (SLC). It operates within (1) National Planning Framework 4 (NPF4) which was approved by the Scottish Parliament early in 2023 and sets out national planning policies for Scotland and (2) SLC's Local Development Plan 2 (LDP2) which was adopted in April 2021. The team is currently working on gathering evidence for LDP3 which will be adopted by SLC in 2027 and part of that is through engagement with local community bodies including community councils.
- LDP 3 will set the scene for future land uses in South Lanarkshire such as housing, industrial, town centres, and protected land including greenbelt. In determining these land uses, issues such as biodiversity, nature conservation, employment, recreation, traffic impacts, etc. will be considered. Other factors would include the provision of education, public transport, impacts on water, drainage, and other infrastructure, traffic calming, etc.
- To understand the ambitions of communities for their specific areas, community councils are invited to formulate Local Place Plans which deal with the above. These were introduced by the Planning (Scotland) Act 2019 which creates a right for communities to prepare their own plans as part of the new Scottish planning system and put forward proposals for the development and use of land. This is a new opportunity for communities to feed ideas and proposals into the planning system.
- SLC encourages Community Councils to submit Local Place Plans. These will be taken account of by SLC when formulating LDP3. Two or three community councils have already engaged planning consultants and are working on Local Place Plans. These generally take about a year to complete so an early decision by JTCC would be advantageous.
- The Planning Policy Team would be happy to assist community councils by liaising with specific individuals or perhaps a planning sub-committee. Tony Finn can be used as an initial point of contact.