



Jackton & Thorntonhall Community Council



Meeting Minutes

Thursday 17th September 2026 at 7.30pm

Thorntonhall Tennis Club

Sederunt: Fiona Gardner (Chair), Tom Shaw, Lesley Whitefield, Trevor Herrington.

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, John McManus, Douglas Eunson and Warren Bader.

An apology was received from PC Christopher Monaghan, Police Scotland.

Councillors Present: Councillor Equi.

Public Present: approx. 20 members of the local community attended the meeting. 13 signed the attendance sheet.

2. Minutes of Previous Meeting

The June Minutes had been circulated in advance of the meeting. They were approved by Lesley Whitefield and seconded by Tommy Shaw.

3. Updates:

Review of Action Points

A summary of the action points is attached at Appendix 1.

Matters Arising from Previous Meeting

Caravans on land near North Hill of Dripps

Fiona advised that the area should have been cleared by 3rd September, but the matter was still ongoing with South Lanarkshire Council.

Drains at Thorntonhall Station

Work has stopped and the drains had not yet been fixed. The matter was complicated by questions regarding ownership and the complexity of the old drainage system. The Council will meet with ScotRail to agree responsibility for ownership and repairs.

After School Care at Jackton Primary School

An update was provided.

Cycle Friendly Signage

It was reported that the request for cycle-friendly signage had been denied.

Welcome to Jackton Sign

The new “Welcome to Jackton” sign is now in place.

Traffic Report

An update was provided by Paul Harvey, who has agreed to look at Braehead Road, where there is a blind bend, to assess the need for signage.

Jackton Landscaping

Councillor Equi has produced a paper entitled “East Kilbride Community Growth Area” (Appendix 2) which summarises the issues in Jackton and proposes a plan to address the community’s concerns. These include unlaidd footpaths, safety at the SUDS pond near the playground, broken kerbs, delayed amenities and incomplete landscaping.

The next step in the plan is to build an evidence base which logs every infrastructure defect. This will require South Lanarkshire Council to open an official statutory evidence file. The information will then be used to lodge formal objections against any developer applications attempting to modify existing Section 75 obligations.

Residents are asked to assist by taking date-stamped and geo-tagged photographs and sending these to the Community Council, who will collate the information. This request will also be posted on the JTCC Facebook page.

There was a lengthy discussion on this, with some residents stating that Council officers should be responsible for this work. There was considerable frustration at the lack of action from the Council.

Fiona thanked Councillor Equi for all her efforts on this, and on the water and sewerage issues in Jackton, and encouraged everyone to send in photographs and information as requested. She said that once the report had been completed, the Community Council would request a meeting with Council officers.

LDES Consultation

Paul Harvey provided an update. The Busby LDES project is not included in the first schedule, so no further information is expected until later this year. Dario Ewing from Cavendish Consulting had emailed to confirm that no new information was available at present.

Paul said that Ofgem had recently published a consultation regarding the oversupply of Battery Energy Storage System (BESS) projects in the electricity connections queue.

Trevor advised that he had asked Scottish Water for information regarding fire hydrants, but this had not yet been forthcoming. He will now seek the information through a Freedom of Information request and will keep the Community Council updated.

Footpath Signs

The Council will liaise with Christian regarding the installation of the signs.

JTCC Committee Re-election 2026

The Chair confirmed that the October meeting will be the last meeting of the current Community Council and that the November meeting will be chaired by Councillor Equi.

Fiona stated that she would be very happy to stand down as Chair if someone else was willing to take on the role.

4. Reports

Treasurer's report: Account balances:

Reserve - £5617.28
Business - £1928.20

Councillor's report: A report from Cllr Equi is attached at Appendix 3.

5. Correspondence

- Community Tree Scheme – Walter Hecht has asked for assistance with planting. Anyone able to help should contact Christian.
- Christian will advise of the venues for Community Council meetings over the new few months.
- A Police report was received regarding vandalism at the railway bridge. PC Monaghan advises that, in future, another officer, PC Frances Xavier, will also attend when available.

6. Planning Applications.

Nothing of note

7. Road Closures & Works

None

8. Other Business

None

9. Next Meeting

15th October at 7.30pm, Thorntonhall Tennis Club.

Meeting closed 8.30 pm

Micro grant applications:

The Community Council can award grants of up to £500 to support local constituted and non-constituted groups and where appropriate individuals who need small amounts to pursue their objectives. Applications can be requested via the CC Webpage or by emailing nackthornccc@gmail.com

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

For fly-tipping and rubbish dumped:

<https://www.southlanarkshire.gov.uk/info/200193/pollution/344/fly-tipping>

Appendix 1 – Action Points

1	Jackton After School Care provision	Cllr Equi	ongoing
2	Eaglesham Road Flooding	Cllr Equi	ongoing
3	Jackton Landscaping – ongoing SUDS / Eaglesham Road / Ocein Drive Jackton Campaign for landscaping evidence-gathering. Post on JTCC Facebook page	Cllr Equi / Christian Potter	ongoing
4	Arrange lets with Jackton Primary School for JTCC 2026/27 meetings	Christian	
5	Forward any offers of assistance with tree planting to Walter Hecht	Christian	
6	look at Braehead Road, where there is a blind bend, to assess the need for signage. Prepare report for SLC.	Paul Harvey	

Appendix 2 – Councillor Equi paper – Community Growth Plan

The Eaglesham Road expansion represents a major strategic residential growth corridor. Planning consents for active housebuilders were granted subject to legally binding Section 75 agreements under the Town and Country Planning (Scotland) Act 1997. These agreements mandate phased delivery of off-site infrastructure and local amenities.

Despite substantial residential completion within the East Kilbride Community Growth Area (CGA), critical masterplan infrastructure, including local retail amenities, completed footpaths, kerbing, top-soiling, and landscaping remains unexecuted or incomplete.

- Unlaid, Unfinished Footpaths - Creating ongoing pedestrian and active travel barriers.
- Broken & Defective Kerbs - Leaving safety hazards for residents and delaying formal roads adoption.
- Delayed Local Amenities - Unbuilt neighbourhood retail units, play parks, and community facilities despite passing home occupation thresholds.
- Incomplete Landscaping - Missing buffer tree planting, structural top-soiling, and open space finishing.

The JTCC want to secure developer compliance therefore action must be coordinated across all four democratic tiers. Each level possesses distinct statutory, administrative, or parliamentary instruments at their disposal.

- The councillors in wards 6 and 9 hold operational access to South Lanarkshire Council (SLC) services, planning enforcement, and roads adoption teams.
- Collette Stevenson MSP is the devolved national representative in the Scottish Parliament who will be able to provide high-level executive and ministerial scrutiny.
- Joani Reid MP is the reserved national representative in the UK Parliament who will be able to handle macro-level developer accountability and regulatory oversight.
- Jackton & Thorntonhall Community Council is the statutory consultee in the Scottish planning system who is representing local community interests.

Community Council

1. Want help for the democratic tiers to compile date-stamped, geo-tagged photographic evidence of all infrastructure defects and would welcome how best we all achieve this. Facebook? Instagram?
2. This information is essential for the JTHCC to lodge formal objections against any developer applications attempting to modify or relax existing Section 75 obligations.
3. Which in turn allows public accountability as they can then invite developer project managers and council planning enforcement officers to attend public JTCC meetings to provide face-to-face updates.

We need a plan of action and a way all the tiers can work together to achieve their goal for the betterment of our community.

Ward Councillors can –

- Submit formal enquiries to cross-reference occupied house counts directly against Section 75 Phasing Schedules.
- Help us along with the MSP and MP so you can formally log breach files to oblige the Head of Planning to appoint an investigating officer and assign an official Case Reference Number.
- Can you submit any formal written and oral questions to your officers including us all in the correspondence or if need be, under Council Standing Orders at Executive Committee or Full Council meetings.

- If need be, can you bring forward a motion to Council to compel senior management to produce a comprehensive public report on developer default rates and bond expiry dates if this information is not freely shared with you.
- Also, can you actively oppose future Section 75A modification applications or condition discharges for defaulting developers until existing defects are rectified.

Collette (Constituency MSP) can -

- Help the JTHCC gather information about the log breach files (photo's, constituent complaints) to work with the council officers to secure the developers compliance.
- Write directly to the Chief Executive of South Lanarkshire Council about these issues.
- Issue a formal parliamentary representation directly to the Managing Directors and UK Boards of active housebuilders.
- Lodge any written PQs to the relevant Scottish Ministers regarding local authority enforcement performance and Section 75 delivery under NPF4.
- Apply for parliamentary chamber time to hold a dedicated debate on developer compliance and infrastructure delivery.

Joani (Constituency MP) can –

- Help the JTHCC gather information about the log breach files (photo's, constituent complaints) to work with the council officers to secure the developers compliance.
- Write directly to the Chief Executive of South Lanarkshire Council about these issues.
- Engage with national UK housebuilding executives and institutional investors to highlight local site management failures and consumer detriment.
- Submit evidence of infrastructure delays and unadopted roads to national bodies, including the Competition and Markets Authority (CMA) and Homes for Scotland.

Phase 1

1. Build an evidence base by creating a document logging every defect using a standardised template. To compel South Lanarkshire Council to open an official statutory enforcement file. We need to gather high-resolution photographs, geo-tagged coordinates, and date stamps for unlaidd paths, damaged kerbs, missing drop-kerbs, unbuilt retail, and uncompleted landscaping.
2. Ask the ward councillors to contact the Planning Case Officer for the East Kilbride CGA. To obtain the exact count of completed/occupied homes across active phases and cross-reference against Section 75 legal trigger schedules.
3. With the help of the Local ward councillors, MSP and MP the JTHCC wants to submit the compiled audit dossier to the Head of Planning and Economic Development, copying in the Head of Roads and elected members. Asking for an immediate case opening to secure a unique Planning Enforcement Case Reference Number.

Phase 2

4. Ask all the decision makers to meet on site and apply direct reputational pressure to developer corporate headquarters. The local ward councillors could then organise a joint walk-through along Eaglesham Road involving Planning Enforcement Officers, Roads Adoption Engineers, Developer Site Directors, Ward Members, and JHTCC reps. This would help force the developers to acknowledge defects in person and record items into official council site minutes.
5. Ask the MSP and MP to issue formal joint letters directly to the Chief Executives and Managing Directors of the parent housebuilder companies. Demand a binding, published construction timeline for path completion, kerb repairs, landscaping, and retail development.
6. The ward councillors to us the information tabled incomplete active travel links and hazardous kerbs, at the East Kilbride and Strathaven Community Partnership. Link in with the JTHCC with this. Engage Strathclyde Partnership for Transport (SPT) to record operational barriers to bus route extensions.

Phase 3

7. Deploy statutory legal notices, freeze developer planning consents, call in financial guarantees, and escalate to national parliamentary forums if Phase 2 deadlines are ignored.
8. Ward Councillors to contact the council legal representative as we would require the Council to issue a formal Breach of Condition Notice (Section 145) or Enforcement Notice (Section 127) under the Town and Country Planning (Scotland) Act 1997. For non-compliance with a Breach of Condition Notice, which is a summary criminal offence.
9. Ward councillors to block future Section 75A modifications or reserved matters approvals for defaulting developers on subsequent build phases. Also to instruct Council Legal Services to call in financial bonds lodged under Section 75 and execute Direct Action powers (Section 135) to finish works using third-party contractors at developer cost.
10. Ask Collette to lodge written Parliamentary Questions and apply for a Members' Business Debate in Holyrood. Where she would submit a formal case file to the Competition and Markets Authority (CMA) and Homes for Scotland regarding systemic infrastructure delivery default.

Appendix 3 – Councillor Equi report

Executive Summary

This report collates active local authority, infrastructure, and community casework across the Jackton and Thorntonhall areas to support discussion at the Community Council meeting on 17 September 2026.

1. Sewage Surcharging & Drainage Failures – Eaglesham Road, Jackton

- Scottish Water Escalation - A formal escalation letter has been issued directly to Alex Plant, Chief Executive of Scottish Water, regarding ongoing sewage surcharging on footpaths and carriageways near the Police Academy roundabout.
- Rainfall Data Analysis - Analysis of two years of FEH2022 rainfall data shows all recorded surcharge events had return periods under 1.3 years. This confirms surcharging occurs during standard, routine weather and indicates structural capacity issues rather than extraordinary rainfall.
- Third-Party & Financial Accountability - Scottish Water identified third-party gully blockages, but South Lanarkshire Council (SLC) has been left clearing the waste. Demands have been submitted for full cost recovery to protect council taxpayers.
- Public Health Risks - Sewage surcharging onto public walkways is being treated under Part III of the Environmental Protection Act 1990 and CAR regulations. Scottish Water's reliance on 'natural UV sunlight' for disinfection has been formally challenged as unsafe.
- Next Steps - If Scottish Water fails to provide point-by-point solutions, the matter will be escalated to the Water Industry Commission for Scotland (WICS), SEPA, and the Scottish Public Services Ombudsman (SPSO).

Cllrs Monique Equi and Mathew Buchanon

2. East Kilbride CGA Masterplan & Section 75 Compliance

Infrastructure Deficiencies - Despite ongoing housebuilding, crucial masterplan elements remain unfulfilled, including unfinished footpaths, damaged kerbs, unbuilt retail units, missing play facilities, and incomplete landscaping.

Multi-Tier Action Plan:

- Phase 1 (Audit & Logging) - Establish a standardized, date-stamped, geo-tagged photo dossier of defects to compel SLC Planning to open a statutory enforcement case reference number.
- Phase 2 (On-Site Pressure) - Conduct joint site walk-throughs with SLC Planning Enforcement, Roads Engineers, developers, and elected representatives (Ward Councillors, Collette Stevenson MSP, and Joani Reid MP).
- Phase 3 (Statutory Enforcement) - Request Section 145 Breach of Condition Notices, freeze Section 75A modification applications, call in financial completion bonds, and escalate to national forums (CMA and Holyrood debates).

Community Engagement - A Facebook campaign will launch on 18 September 2026 via the JTCC page requesting residents to email specific defect locations and photographs to jackthorncc@gmail.com.

Cllrs Monique Equi and Mathew Buchanon

3. Out-of-School Care Let – Jackton Primary School

- Contract Dispute - Clarkston After School Service (CASS), who operated a minibus link for two years, formally objected to the allocation of the August school let to an inexperienced provider without prior consultation.

- Intervention - Representation was made to South Lanarkshire Leisure & Culture (SLLC) highlighting that the lack of a transparent letting framework led to unnecessary cost friction and sidelined established providers.
- Status - A follow-up request was submitted on 14 September 2026 to obtain SLLC's formal response regarding process improvements.

Cllr Monique Equi

4. Jackton Primary School MUGA Pitch – Safety & Access

- Antisocial Behaviour Incident - Over the weekend of 12–13 September 2026, underage drinking resulted in broken glass across the MUGA pitch, posing an immediate risk to pupils.
- Immediate Operational Measures - Education Resources confirmed the pitch will be locked for community access for an initial two-week review period, restricting access solely to school use.
- Long-Term Accountability - Formal queries have been submitted to SLC Education and SLLC to clarify split management responsibilities, ongoing security, and the repair of damaged pitch nets.

Cllr Monique Equi

5. Drainage & Safety Investigation – Thorntonhall Station Access

- CCTV Investigation Results - A specialist survey conducted on 11 August 2026 confirmed collapsed, blocked, and damaged clay carrier pipes along Peel Road and the station access road.
- Network Complexity - The access road lacks an adopted council outfall, relying on an unmaintained private lane. Temporary reinstatements are in place to keep access clear.
- Stakeholder Coordination - SLC Roads officers are meeting with Network Rail before the end of September 2026 to establish permanent remedial designs and ownership responsibilities. Routine monitoring continues during wet weather.

Cllr Monique Equi

6. Ward 9 Local Action Fund (LAF) Proposals (2026/27)

Community Investment - A composite proposal totalling £50,000 has been submitted to SLC Administration to support key local priorities.

- Jackton & Thorntonhall Community Council (£4,000) - Physical accessibility adaptations to the approach pathway and community outreach.
- Calderglen Country Park Play Area (£4,000) - Protective double semi-circular gated fencing around the accessible play area to safeguard neurodivergent children and protect against loose dogs.
- East Kilbride Sea Cadets (£30,000) - Acquisition of a dedicated minibus to transport young people (including ASN cadets) to activities and regional training.
- K-Woodlands Silvicultural Resilience (£6,000) - Tree safety works, invasive species eradication, and habitat restoration.
- Agape Wellbeing & Healthy & Active EK (£3,000 each) - Core mental health, crisis intervention, and home support services.