

Uplawmoor Community Council

Minutes

Monday 19th October 2020, on Google Meet at 7:30pm

Apologies – None

Attendees – Ross, Rob, Kyle, Charlotte, Charles

Guests – Stuart & Bob Salter (Geddes Consulting), David Riddet (UDT)

Caldwell House Development

Geddes consulting been working on the job since may. Below is a summary:

Caldwell House (listed building) going to rack and ruin, client commissioned a conservation plan to see if it could be restored. Simpson and Brown carried out the work and concluded the Northern Front of the house is of INTERNATIONAL IMPORTANCE because it was catalogued by Robert Adams. The plan is to restore the building. Decision taken to strip the building back to the original house (as there have been many changes over the years). The keepers house is also listed and will also be restored. All other buildings on the estate will be recorded and demolished (as per advice received). The heritage in the estate will be restored (e.g. avenue of lime trees). Estate is on antient woodland inventory. Have reached the conclusion that there is no antient woodland that will be impacted on with the development. There is a comprehensive tree management needed as estate is overgrown with conifers. The restoration deficit is over £9m. Will be adding a roundabout to enter the estate from main road. Bridges paths will be fixed and restored on the estate.

The house will be the community hub of the development – it will be a retirement village. There are 3 elements to Caldwell Village – a bungalow village, assisted living (some in the house and others in several blocks), care home (earmarked for dementia). Approx 140 bungalows, 60 bed carehome, 40 assisted flats. Approx 250 spaces. Thoughts are that this will meet the deficit to restore the building.

There will be compensatory planting due to it being woodland. New wate treatment, new water and power supplies.

There is no other area that can be developed, it has been matched to conservation deficit. There are 3 local biodiversity sights on the area.

Currently finalising the impact assessment. ERC has been supportive of the development but not to the scale that is currently being proposed.

Questions:

What enforces the retirement village aspect? Through planning permission and the conditions preventing anyone younger than 55 buying a property. There will be no children or grandchildren able to live in the village. There for there will be no impact on the school.

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What comfort do we get that the restoration will be completed and the money will not run out? This will come through the councils appraisal of the financial statement. All the financial appraisal will be confidential and open book.

What will maintain the proposed bus service? Have had discussions with SPT. If there is a bus service put on there could be a adverse effect on the public bus. Idea is there is a private bus service for residents, workers and visitors - you must have a pass to ride the bus. Developers will subsidise the bus. Later on the bus will be included in the factor fee.

Will residents of Uplawmoor be able to buy a pass for the bus? Not spoken of at the moment. Thoughts are that the bus should be restricted to just Caldwell Village because of the potential adverse effect to the 395 bus. Community Council to write in with comments on bus service.

UDT Update

Neilston to Uplawmoor Link: On to stage 3, on to detailed design of the whole scheme. Are having a problem with one land owner and are looking at an alternative route. Work in the woods is put on the back burner due to this. Any help we can provide? Just support, maybe write to sustrans in support. Any timescales? No idea – looking towards 2-3 years.

Castburn Path: About 6 years ago UDT resurfaced. £900 has just been awarded by paths for all. The castburn path will be resurfaced with this money once the planing equipment is available.

The glen paths are also planned to be worked on.

Matters Arising & AOB

BSS Consulting – Rob has chased, he has not had a reply as yet.

Roadworks – Pedestrian and Cyclist maintained on the top road. Ask for temporary speed restrictions on the road. KG to investigate if an interactive map of road closures can be created and shared on Uplawmoor Info.

Christmas – We appear to have been given street lamp Christmas lights. RL to check when these are being turned on to sync up with the tree. RL applying for grant for tree and more lights for tree. There will be no lights on event – we will live stream a reflection and the lights on the tree going on.

Benches – UDT will take the metal bench. The remaining plastic bench will be fitted on Saturday 24th October at 11am.

Direction Signs – RL will request new signs at the 2 locations identified.

Next meeting – Monday 16th November on Google Meet.

(Joining link: <https://meet.google.com/sgd-yuav-fkk>)