



The Mead



Our Homes – Evidence Gathering

Existing housing stock: The Mead, Thurlestone

Source: The Mead Estate Property Owners' Association

Date: 4 December 2015

Last updated 11 October 2017

1. Total no of dwellings/average size	116 dwellings: mostly bungalows (just over 52%). Earliest houses are 2-storey, located at the top of the estate, along Mead Lane. Bungalows are mainly 3 bed. 14 flats in total, located on Mead Lane and Mead Drive.
2. Approx age of construction	Commenced 1970s. Properties generally constructed in lines following the contours of the land. Phase 1: Mead Lane and part of Mead Drive. Building materials originally brick with some small areas of render. Garages had flat roofs, but since altered to pitched roofs due to leaking. Phase 2 : Meadcombe. Stucco/rendering. Phase 3: Crosslands and below. Some plots were sold as building plots eg house with flagpole on Mead Drive.
3. Conservation area/ listed buildings	None
4. Owner occupied/rented/ tied accommodation	Approx 80% of the properties on the estate (93 dwellings) are owner-occupied. Originally 14 leasehold flats, but have all since bought the freehold.
5. Management company/managing agent	Eagle Properties (Plymouth) Limited (in liquidation) own the roads that traverse the estate, including a service strip averaging 6ft in front of each property and footpath on the western boundary. The Mead Estate Property Owners' Association (TMEPOA) maintains the roads and footpaths, cleans out the cattle grid and accumulates funds. TMEPOA is a voluntary residents' group formed 30+ years ago. (contd...)

	<p>The roads and footpaths will be transferred to the Mead Management Company (MMC) upon the sale of the last plot on the estate (45 Mead Drive), which is anticipated shortly. MCC is a registered private limited company, but dormant.</p> <p><i>The transfer of the roads, footpath and service strip to MCC took place on 14 July 2017 and MMC is no longer dormant.</i></p>
6. Affordable housing – tenure & history – housing association or local authority or other	None
7. No of second homes and/or holiday lets	<p>Approx 20% of the properties on the estate (23 dwellings) are second homes. This is lower than it used to be, but recent signs of increasing again. A number of properties on Mead Lane were originally bought as holiday homes, passed down through families, and have never changed hands.</p> <p>There are no holiday lets on the estate - there is a property covenant against the running of a business.</p>
8. Age and size of household	Approx 90% of residents are over 65. There are 4 families with children of school age.
9. Average house prices	<p>£450- 550k depending on the market.</p> <p><i>Two 3-bed bungalows have recently sold for £510k and £556,500, one 3-bed terraced house has sold for c £465k and one 5-bed house has recently sold for £775k.</i></p>
10. How often properties change hands	<p>Very infrequently, but more of late.</p> <p><i>There have been 7 property sales since December 2015. At least 4 properties were on the market only 4 months and one property was only on the market 2 months.</i></p>
11. Any properties on the market (How long?)	<p>Aside from the building plot at 45 Mead Drive, there is one 3-bed bungalow for sale at 29 Mead Drive. Both the plot and bungalow have been on the market about a year, but it is understood that both properties are now under offer. 29 Mead Drive will be a holiday home.</p> <p><i>There is currently only 1 property on the market: a 3-bed bungalow for sale for £650k.</i></p>

<p>12. Any property covenants that restrict development</p>	<p>Upon taking ownership of the roads and footpaths, MMC intend to tidy up the existing covenants. They wish to have more control of the overall design of the estate, and the colour and type of building materials used. They also wish to ensure there are no alterations to dwellings without written permission from MMC.</p> <p>There are existing covenants to ensure the height of trees in delineated areas is no more than 8 feet (to protect views); no hedges or fences are to be erected on front boundaries; washing is only to be hung out in specified areas; and there can be no running of a business.</p>
<p>13. Local amenity issues: height, overlooking, interrupted views, design, bulk & massing, overdevelopment of plot</p>	<p>All these local amenity issues are relevant. There are also soakaway/surface water issues to be taken into account.</p> <p><i>Planning permission was recently granted for a split-level 4-bed house on the last remaining plot on the Estate. This plot previously had planning permission for a 3-bed single-storey bungalow, as per neighbouring properties, and met with strong local opposition as it was seen as a precedent.</i></p>
<p>14. Any planning conditions/constraints common to the area that restrict development</p>	<p>None. But note: Policy DP3 of the South Hams LDF, whereby development is permitted provided it does not have an unacceptable impact on neighbouring properties, and this is to be judged against the level of amenity generally within the locality.</p>
<p>15. Approx no of houses that have been demolished and replaced over the past 10 years</p>	<p>None to date. However, planning permission has been granted for the demolition of a bungalow at 20 Meadcombe and its replacement with a 4-bed house which has a footprint which is some 12% bigger than the existing footprint (55/2946/14/F).</p> <p><i>The replacement dwelling at 20 Meadcombe has now been built; it is a contemporary 5- bed house with extensive glazing and a grey slate roof, in contrast to neighbouring properties.</i></p>
<p>16. Approx no of houses that have been extended over the past 10 years</p>	<p>Up to 40% of the properties on the estate have been extended over the past 10 years, many within the original footprint. The main concern is respecting sea views. Again, Policy DP3 is an important material consideration where planning permission is required.</p>

<p>17. General state of repair/maintenance of properties</p>	<p>Most properties are in pretty good condition, but 2/3 exceptions. These 2/3 are noticeable, because they are exceptions.</p>
<p>18. Properties without off-street parking</p>	<p>Nos 18, 20, 22 & 24 Mead Lane do not have off-street parking. They use the garages at the end of Mead Lane.</p>
<p>19. Evidence of need: mature children at home; older residents wishing to downsize and stay in the area; residents struggling to afford to live in existing home</p>	<p>Some older residents do wish to downsize. Others have moved to be nearer better medical facilities, or their families.</p>