

Minutes of Annual Parish Meeting of Yealmpton Parish Council held on Monday, 11th March 2024 at 7.30pm at the Community Room, Stray Park, Yealmpton.

Meeting as Chaired by Keith Baldry, Deputy Chair of Yealmpton Parish Council.

11 members of the public were in attendance.

1. Presentation by Pillar Land Securities and Newton and Noss Community Land Trust.

Richard Pillar of Pillar Land Securities outlined the development that is taking place at Collaton Park. It will be a development that is tailored to the community. There will be a range of residential and commercial units available. Great consideration has been given to the feedback that came out of the local public consultations and the development has been tailored to the community need.

In total there will be 125 homes and 12 Commercial units. All of the homes will have a 'Principal Residence' restriction, which means they cannot be second homes or holiday lets; they need to be lived in 'full-time'. The development will also cater for the "forgotten middle" of households.

Christine Phillipson, Chair of the Newton and Noss Community Land Trust informed the meeting of why the Land Trust has been formed; to address the needs of local communities and tackle the failings in the government's social housing scheme.

Over 46% of the residential development will be "Affordable Homes" (57 homes), comprised of;

18 Social Rent Homes (owned by the Newton and Noss Community Land Trust - there is no 'right to buy' on these homes, they will be owned by the CLT on behalf of the Newton and Noss parish in perpetuity).

22 Affordable rent or Rent to Buy

9 Affordable custom build – offering people the opportunity to design their own home.

8 Down-size, 1 and 2 bed 'shared ownership' smaller units for over 55's.

(the above comprises of 10 x 1 bed, 22 x 2 bed, 25 x 3 bed properties.)

There is currently very little social housing in the area and very few private rental properties. Many private rental properties are now used as holiday lets, these would have formed part of the rental housing stock in the past. Since Covid, the number of holiday lets/airbnbs have increased. It is hoped that the development will address some of local housing problems. The houses that are going to be owned by the CLT will never be rented for more than the local housing allowance and there will be no right to buy, ensuring that these properties will stay affordable rental housing stock for generations to come.

To qualify for the rented homes, people need to be registered with Devon Home Choice. Homes will be allocated to households in bands A - E. All of the Affordable homes will be allocated in accordance with the Newton & Noss Local Lettings Policy, to people with a 'Strong Local Connection' (not by SHDC Local Allocations Policy); and will be allocated to people with a 'Strong Local Connection' to people from the parishes of Newton and Noss, Holbeton, Yealmpton, Brixton and Wembury (in that order). The commercial plots will also have a strong local connection test, ensuring local businesses are favoured.

54% of population is economically inactive (mainly retired) in Newton Ferrers and Noss Mayo. 60% of the homes in Newton and Noss are second home. It is therefore vital that there is housing catering for younger members of the community.

Richard Pillar outlined a number of different tenure options, which have been designed to respond to needs identified during the public consultations.

- Rent first (up to 22 homes) – a flexible rent to buy route to homeownership. Tenants have the opportunity to choose the flooring, tiles and kitchens as the first occupants. They rent the property (on a 5-year renewable tenancy) at a rent capped to local housing allowance levels for the first 5-years (circa 50% market rent). From year 6, they pay an 80% Affordable Rent. At any point after 3 years the tenant can execute their right to acquire the property and if able to obtain a mortgage shall be gifted a 10% deposit towards the purchase price. The tenant has the right to purchase for up to 20-years, providing significant time to save whilst on a subsidised rent.
- Social Rented (18 homes) - The homes will be owned by the Newton & Noss Community Land Trust and allocated and managed by a housing association partner. They will be let at a social rent, which is at a local housing allowances levels (circa 50% of market rents). These homes are protected from the governments right to buy/acquire and can never be sold. They will belong to N&N CLT on behalf of the Parish.
- Affordable Rented (up to 22 homes) - Affordable rented housing is similar to social rented housing, however, is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Applicants applying for this tenure must be registered with Devon Home Choice.
- Over 55 shared ownership/shared equity model (8 homes) - This is aimed at enabling people to down-size to the “right size”. It is recognised that many older people are asset rich, cash poor. They can own 75% of their home, paying rent of 2.75% on the remaining percentage.
- Custom Build (Vision) (8 plots) – Fully serviced (with all required infrastructure) custom build plots with detailed planning, which are sold to qualifying applicants at a 20% discount to market value. Purchasers can enter into a fixed price build package with our contractor or undertake the works themselves. A range of layouts are available, and finishes are at the full discretion of the purchasers. this is designed to enable two people on average incomes to be able to afford a mortgage for a custom build. We have assembled a pre-approved panel of self-build mortgage providers who are on hand to assist interested parties with affordability, eligibility, etc.
- Multigenerational living (7 homes) – These are open market homes (not affordable) designed to allow multi-generation living. Incorporating self-contained annex/living spaces, they aim to provide buildings with more communal space but also “breakout” space to allow multiple generations to live together comfortably. This assists in helping combat loneliness/isolation and caring for elderly family members and can support childcare costs, etc. It is estimated that 200,000 people per year looking to live like this.
- Shared ownership commercial units (Focus) (11 units) – these can be part purchased, part rented allowing businesses to acquire a greater share as and when their profits allow into their own pension scheme (SIPP/SASS). Lease terms are flexible, with no onerous commitments typically seen in commercial lease terms. It is hoped that this scheme will deliver more growth through rural communities and employment provision. Local businesses will employ local people.

The open market homes (68 in total) range from 2-4 bedrooms with a high proportion of more affordable “entry level” smaller homes.

A member of the public asked how they were delivering the social rented properties;

The CLT is working with Teign Housing. The money has been raised from Homes England by way of a grant. The rental properties will always be owned by Newton and Noss CLT and there will be no right to buy on these properties.

A question was asked about the types of property that would be part of the open market housing;

These have been designed with local people in mind, which a large offering for first-time buyers. There will be also be some larger properties.

Some questions were asked regarding the access for construction traffic;

All contractors for the site are required to sign up to a “construction management plan”. This plan will include following certain routes depending on the direction they are coming from and the size of the vehicle. Where possible there will be restrictions on times that vehicles can travel through the village – avoiding school times. Contractors are asked to limit their speed to 20mph through the village.

It is important to note that there is always construction traffic passing through the village for developments going on in Newton and Noss. Although there will be some large vehicles, there will not be vehicles removing large amounts of spoil from Collaton Park as the development is utilising this is the landscaping of the development.

A question was asked about what infrastructure improvements are being made to link up the villages;

The local Parish Councils will be instrumental in discussions about the creation of more local routes but this involves third party landowners.

As part of the s.106 funds, the local bus service will be doubled for two years. Cllr Thomas stressed that if this is not used it will be reduced. Therefore, if you want to keep it, use it.

It is hoped that the first homes will be available to occupy in Spring 2025, with completion of the building over a further two years.

Later this year, the Collaton team will be holding open days, for people to come along to register an interest and find out how to apply. The Open Days will be advertised on Facebook and via the Parish Councils.

2. The minutes of the annual Parish meeting on 10th May 2023 were approved.

3. Annual Report by Chairman of the Yealmpton Parish Council

Firstly, may I thank all our parish councillors for their time and expertise freely given to keep our village in order. We ended the year with only nine councillors so will welcome any new parishioner able to join us. Particular thanks are due to Sasha Walton who took over the reins of Parish Clerk in September and has looked after us diligently.

The past year has seen a number of encouraging activities for the Council and a recognition that there is a lot more to be done. Our budget for 2024-25 has been increased from £60,604 to £104,884 in order to fund a major uplift in maintenance work. This is necessitated by ongoing reductions in the services previously provided by our District and County Councils. The increase will come largely from reserves with only a 5.1% increase in our precept; the parish

council's proportion of overall council tax is just 2.6% of the total. Reserves remain healthy at £74,000 after supporting twelve local clubs and charities with donations totalling £16,267. Our support of the Yealmpton Press continues to allow it to be delivered free of charge to all residents.

Our environment group's budget has been maintained at the level agreed for the prior year and £18,000 allocated to maintain the popular Footpath 20 along the river, an extension of Silverbridge Way to the Farm Shop and a possible new footpath from Dunstone.

Road safety remains a concern and, following the success of our first solar -powered speed sign, an additional one will be installed this coming year. We have been urged to support a 20mph speed limit in Ford Road and New Road and professional advice is now being sought on whether this would be cost-effective or whether other measures may be more appropriate.

An attempt has been made to start a Tidy Village project. The response has not been overwhelming and some potential volunteers felt that the demands for risk-assessment, arguments whether plant growth is weed or wild-flower and restrictions on use of weedkiller involve too much red-tape. However, litter-picking is well supported and efforts will continue to promote a viable group.

Geoff Craddock, Chairman

4. Annual District Council Report : Report from Councillor Tom Edie, read on his behalf by Councillor Thomas.

Reflecting on the past year, South Hams District Council has seen some significant changes with 18 newly elected District Councillors joining the Council. For the first time in decades the Council is led with a majority of Liberal Democrats holding the chamber and as such there have been some changes and priority shifting.

This is an exciting time for South Hams and in May 2023 Dan Thomas, the previous District Councillor for the Newton and Yealmpton ward returned to his seat and Tom Edie, a newly elected councillor, was elected and joined Dan to work alongside him and the Lib Dems. Dan is now Deputy Leader of the Council and the Executive Member for Planning, Enforcement and Community Development. Tom is a member of Overview and Scrutiny, Licencing and a substitute on Development Management. The Councillors continue to work with and for the 4 parishes of Holbeton, Newton & Noss, Sparkwell and Yealmpton in various ways including supporting community concerns over the various planning matters arising locally, larger ones being the Tungsten Mine at Hemerdon, continuing Section 106 negotiations at Collaton and the Community Land Trust scheme adjacent to Butts Park.

Since the election we have seen the Devon Aligned full recycling service finally established across the whole of the South Hams and a new set of working focus areas (as listed in the newly adopted Council Plan) including investments in Climate and Biodiversity, Housing, Community Services and Economy and Jobs.

We continue to receive £2k for locality projects and £2k for environmental projects respectively per annum and would be happy to support any council led or community projects with match funding.

5. Annual County Council Report- Councillor Dan Thomas

Another tricky year for DCC with Adult and Children's Services under tremendous pressure and the Special Educational Needs and Disabilities (SEND) section of the latter in special measures under OFSTED criteria.

The other core part of the Council's service – Highways – has not fared much better, with numerous issues with damaged roads and flooding caused by blocked gulleys. In the South Brent and Yealmpton Division, of which Yealmpton is one of 12 parishes, we have not done too badly, mainly thanks to Nick Colton, our local highways engineer. As long as potholes are reported, they are generally being mended reasonably quickly, and when that hasn't been the case, Nick and I have put pressure on Milestone, the external contractor in question. Whether this crucial service should be privatised to a third party company is a matter of political debate. Special 'Mentioned in Dispatches' to Cllr Cliff Tucker, who solves the issues when County appears either resource sparse or financially embarrassed.

From a Governance point of view, we have the new Combined County Authority to look forward to. It remains to be seen exactly how this will benefit the residents of Devon.

The small piece of good news is that Locality Funding seems to have gone back up to £8k per Cllr. Yealmpton hasn't asked for much in the way of financial support this year, but I would certainly look kindly on match funding any projects in the Parish from mid April.

6. Open Forum - No one chose to speak during the open forum.

Meeting closed at 8.15pm