



WINSCOMBE & SANDFORD PARISH COUNCIL

Conditions Applying to Parish Allotments at Ilex Lane which is not a statutory site

Allotment Holders are reminded to be respectful & courteous to all other users and visitors to the Cemetery & Allotments.

1. Rent is due annually in advance on Michaelmas Day and shall be paid before 30th September in each year. A £75 deposit will be required for all new allotment holders (refundable on return of the plot in a re-rentable condition).
2. The allotment shall be kept free from weeds, well fertilized and cultivated.
3. On relinquishing the allotment, the tenant shall leave it clean and tidy and if required remove any buildings or structure.
4. For allotment no's 1 – 13, a space of at least 12 inches wide shall be left between each plot and 18 inches between plots 14 – 32. Each adjoining tenant will be responsible for maintenance in good condition of half this width.
5. Shrubs which will cause a nuisance to other tenants or obstruct a path shall not be planted.
6. No permanent structures will be allowed on land close to the ditch by the boundary hedge as access for maintenance vehicles will be required periodically. No depositing of vegetation or other materials in the ditch is permitted and the ditch shall be kept clear at all times.
7. Without the consent of the Clerk:
 - (i) Trees shall not be cut or pruned.
 - (ii) Minerals, gravel, sand, clay or soil shall not be removed.
 - (iii) Buildings or structures shall not be erected (except for certain kinds subject to approval)
 - (iv) No poly tunnels or greenhouses will be allowed.
 - (v) No livestock to be kept.
8. Windbreaks to protect produce will be permitted but must not be higher than the adjacent picket fence and are to be constructed from discreet materials in keeping with the surrounding area. These will be agreed prior to installation.
9. Fruit cages no higher than 6ft and constructed of discreet materials that are in keeping with the surrounding area will be permitted subject to prior agreement with the Clerk.
10. No dogs except Guide Dogs and dogs on leads shall be brought on to the allotment.
11. No trees shall be planted by allotment holders.
12. No use shall be made of the allotment as a market garden, nor shall the produce be sold.
13. No part of the allotment shall be assigned or sub-let.
14. Officers or members of the Council shall be allowed access for inspection at any time, and a change of tenant's address shall be notified to the Clerk immediately.
15. The tenancy may be terminated in writing by;
 - (i) 12 months notice expiring on or before 6 April or on or after 29 September in any year.
 - (ii) Breach by the tenant of any of these conditions as decided by the Parish Council.
 - (iii) 3 months notice by the Council if the land is required for building, mining, industrial roads or drainage works or by the Council as local Authority for the Housing Acts or for any purpose for which the land was required or appropriated under any statutory provision.
 - (iv) 3 months notice if the land is required for extension of the Cemetery area.
16. No hazardous substances to be stored on site
17. Fires/burning is not permitted.
18. The plots shall be allocated with priority being given to residents of Winscombe & Sandford Parish.
19. On the waiting list, priority will be given to new Parishioners or those holding just a half plot before a second plot is issued to existing tenants. Should an existing tenant on the waiting list hold a plot in what was considered to be a poor condition, a further plot will not be offered until the condition of the existing allotment improves.
20. As whole allotment plots are relinquished, these will be divided into half plots should a waiting list exist.
21. To comply with current water regulations, Hose Union Taps are protected with a lockable box to prevent waste of water from public use. A code allowing access to the tap will be issued to each allotment holder when entering into this tenancy agreement.