



## NOTTON PARISH COUNCIL

### RULES FOR ALLOTMENT GARDENS

#### GENERAL

1. Allotments should be used only as allotment gardens and be kept clean and tidy at all times of the year, including paths and road verges, and should be properly cultivated at appropriate times.
2. At least 70% of the plot area shall be cultivated, with the soil turned over and either under a crop or fallow and weed-free. The remaining area may be used for temporary buildings and fruit trees and bushes.
3. All rubbish from the allotment should be disposed of by the plot holder in a proper way. No rubbish should be brought onto the allotments.
4. Garden material should be composted.
5. When entering and leaving the site, gates should be closed behind you. Gates must be locked at night.
6. All vehicles should be parked on the adjoining roads, in such a way as not to cause a nuisance to frontages. Entry to the site shall only be along the access track, which should not be obstructed. Vehicles shall not be parked or kept on the plots.
7. Fences bounding the allotment should be kept clear of weeds.
8. Dogs should be kept under control at all times on the allotment site, preferably on a leash. Dogs cannot be left on site overnight.
9. Allotment rubbish should only be burned in a proper garden incinerator on the Tenant's own plot, and in such a way as not to cause annoyance or danger to other plot holders, nearby residents or their properties. Only dry, garden material should be burned, when the wind will carry the smoke away from neighbouring houses. Fires should never be left unattended. Tenants shall not bring materials onto the sites for burning.
10. No one should enter onto another allotment garden unless with the consent of the plot holder.
11. Storage of items such as caravans, trailers and horse boxes is not permitted on allotment gardens. As of the new adopted rules October 2019, permission would need to be granted for any structure on the allotment. Should any new structure or caravan appear on the tenants plot without prior permission they will be asked to remove these items. If this is not adhered to your tenancy agreement may be terminated.
12. Anti-social behaviour is not allowed at any time including the drinking of alcoholic beverages to excess and the use of illegal substances. The use of threatening or abusive behaviour by the tenant, or anyone on the allotment with his/her permission, towards any other person will lead to immediate termination of the tenancy.
13. Under the allotment acts, allotment holders are allowed to keep hens and rabbits, as an addition to their plot being used for gardening purposes. In practice, this is limited to **eight hens and/or eight rabbits**. This permission does not allow livestock to be kept in a way

that is prejudicial to health or causes a nuisance. No livestock can be kept for commercial purposes.

14. No cockerels will be allowed to be kept at any time. Any plot holder found to be keeping cockerels may have their tenancy terminated immediately.
15. All other poultry (pigeons, ducks, turkeys etc.), livestock and cultivated life forms (e.g. bees) can only be kept with the express consent in writing of the Council. Permission for large livestock (horses, pigs, cattle, goats, etc.) will not be given.
16. Any permission granted can be revoked with immediate effect.
17. All livestock must be kept to the satisfaction of Wakefield Metropolitan District Council's Animal Welfare Officers.
18. Allotments may not be used for commercial purposes, nor may any business be conducted on the allotment garden. Signs and advertisements are forbidden.
19. If the tenancy is terminated for any reason the Tenant shall have no claim on the Council for the value of any trees or bushes or crop which may continue productive after the termination, or for any other improvement carried out by the Tenant.

## **BUILDINGS ON ALLOTMENTS**

### **Permission will now need to be received prior to buildings/structures being added to plots.**

1. It is recommended that commercially-produced sectional buildings, which comply with approved planning design standards, should be used on allotment sites. Alternatively, any proposed structure must comply with a similar standard and must be maintained in a good state of repair.
2. Allotment buildings and bases are to be of temporary nature and of conventional design. No bricks, concrete or similar bonded materials should be used in making a building. Buildings should be supported at least 6 inches off the ground, to reduce possibility of rat infestation. Asbestos products shall not be used in construction.
3. The building shall be erected at least one metre from each plot boundary and shall conform to any established building line. A wood or metal preservative is recommended.
4. A written request and a plan showing the proposed positioning of the building on the allotment plot must be submitted for approval to the Council, before construction commences. Any permission received does not constitute Planning Approval. Separate permissions may be required from WMDC Planning and/or Building Control.

Needs to be adhered to from October 2019 or the tenant may be asked to remove if prior permission has not been presented to the Parish Council.

5. Any permission given will be subject to review at any time determined by the Council, and shall be withdrawn should the building fall into disrepair or should the applicant vacate the plot.
6. At the termination of the tenancy the applicant is responsible for the removal of any buildings and the restoration of the plot to its original condition

#### **7. Permissible Building Dimensions:**

<b>Shed</b>	Max. size	8 feet long x 7 feet high to the ridge x 6 feet wide
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<b>Greenhouse</b>	Max. size	12 feet long x 7 feet high x 8 feet wide
<b>Chalet/Summerhouse</b>	Max. size	10 feet long x 7 feet high x 6 feet wide
<b>Pigeon Loft</b>	Max. size	12 feet long x 7 feet high x 6 feet wide

## **RENTS**

1. Allotment rent invoices will be sent out to tenants on an annual basis during September each year. Payment must be received by the Parish Clerk before 31<sup>st</sup> October or the tenant will be deemed to be in breach of the conditions of the tenancy. The Parish Council will send two reminder letters for non payment a month apart, the third letter will state if not paid within 30 days the tenant will be terminated.(Payment needs to be received by the end of January to avoid termination of tenancy.)
2. Payment may be in cash or cheque payable to Notton Parish Council. Bank details on request for direct payments.
3. The tenant shall keep the Parish Clerk informed in writing of any change of address. Non-receipt of the rent demand because the tenant has not notified the Clerk of a change of address will not be accepted by the Council as an excuse for non-payment.
4. If the named tenant is in receipt of a Statutory Pension or benefits for disability, they are entitled to claim a fifty per cent concession against the land rental and should so notify the Parish Clerk. Evidence of these may be requested.

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