

EAST HERTS COUNCIL

CONDITIONS FOR THE ERECTION OF –

Sheds and Greenhouses on East Herts Council Allotment Sites

Tenants may erect **one** shed and/or **one** greenhouse on their plot subject to the following conditions and on receipt of written permission from the Council (a returned copy of the application form signed by the Council's appropriate representative):

1. Sheds and greenhouses should only be erected within the boundaries of the tenant's own allotment plot.
2. The maximum allowable external size of a shed or greenhouse is 2.0m x 2.0m (6' 6" x 6' 6") with a maximum height of 2.3m (7' 6").
3. Any structure must be purpose built using traditionally accepted materials. For example a timber framed shed clad with tongue and groove timber boards or an aluminium-framed greenhouse glazed with glass or polycarbonate would be acceptable. Professionally manufactured metal or plastic structures that are designed as presentable alternatives to traditional timber sheds would also be acceptable. A makeshift structure from scaffolding poles and corrugated iron sheets would not. The Council will refuse applications to construct any structure that might be viewed as unsightly.
4. Any structure should be constructed from materials that present no foreseeable health and safety risk to the allotment holder or other visitors to the site (e.g. asbestos).
5. Any structure must be maintained in safe order with a neat external appearance and condition. If the council is not satisfied with the state of the structure the tenant must either repair it to the council's satisfaction or remove the structure within one month of instruction to do so. If the structure is not removed, the council may remove it and charge the tenant the full cost of removal and disposal.
6. Any decoration should be in keeping with the natural environment. Paints or stains should be of a neutral tone to blend sensitively with the surrounding landscape.
7. In order to be exempt from requiring planning permission, the structure must be temporary and shall not be erected on a permanent foundation. For the purposes of security, it is acceptable to temporarily secure the structure or base to the ground. There have been occasions when sheds have been otherwise moved without the owner's permission. Any such ground fixing must however be easily removable by the tenant at the end of their tenure.
8. A temporary structure of the type permitted within these conditions is not deemed to be "development" and is therefore not subject to planning permission. Tenants should note however that Landlord's consent for any other structure is subject to tenants obtaining any appropriate planning permission and compliance with any applicable building control regulations. The tenant is liable for any costs in relation

to compliance with planning and building control regulations. Any liability associated with failure to comply with current planning and building control regulations is the responsibility of the tenant.

9. Polytunnels are generally seen in planning terms as “development” and would therefore be subject to planning permission. It should be noted that the Council acting as the Landlord would not be supportive of any application to install any such structure on an allotment plot. It is not possible within these conditions to describe what might not constitute development in this respect. Traditional aids to cultivation such as light cages, netted enclosures that are readily mobile and cloches for the purposes of protecting crops from birds, deer or insects etc. are not likely to constitute development. Tenants must if in any doubt though contact the Council’s Development Control department for guidance. Any such items that do not constitute development must be kept in a tidy condition.
10. No structure shall be sited on a plot where it will cast shade or otherwise cause nuisance by obstructing access to any other plot.
11. No structures shall straddle any paths or access ways on the allotment site.
12. All buildings and structures on allotments must only be used in connection with the use and management of allotment plots.
13. No flammable liquids are to be stored anywhere on the allotment plot. Tenants are advised not to store valuable equipment or materials.
14. When a tenant ceases their tenancy on a plot for whatever reason, they are required to remove their shed or greenhouse before the plot is reallocated or to offer their structure for use by the new tenant. If the new tenant does not wish to take on the structure however, the departing tenant must remove the structure from the allotment site. If the structure is not removed in accordance with this condition, the Council may remove it and charge the departing tenant the full cost of removal and disposal.
15. Any permission given will be subject to review at any time determined by the Council, and may be withdrawn at the absolute discretion of the Council.