

## **Notes to Support ASC Meeting Monday 17<sup>th</sup> April at 7.45pm**

### **Agenda Item 3 - Minutes from previous meeting – 23<sup>rd</sup> January 2023**

[156984-Draft Minutes ASC Meeting 2023-01-23.pdf \(broadbridgeheath-pc.gov.uk\)](#)

### **Agenda Item 4 - Deputy Clerk Update**

#### Weston Avenue

- The 2<sup>nd</sup> shed has been ordered (10x8ft) with no windows and is scheduled to be delivered 21<sup>st</sup> April and our preferred maintenance contractor is scheduled to install it.
- Latest water meter reading was passed to Southern Water who have now removed the wastewater charges. I am waiting for a first paper bill to complete the setting up of the account.
- 17 invoices were sent 5<sup>th</sup> April for plot payment requested via BACS. These payments will be cross-referenced and checked w/c 9<sup>th</sup> May. No requests for alternative payment methods have been made to date.
- Cement staining was brushed away.
- As previously agreed, 2 new combination locks will be purchased and installed on both sheds once the new shed is installed. The existing padlock was reported broken to me 13<sup>th</sup> April, a new one has been installed 14<sup>th</sup> April with same code.
- Trying to source a bin is ongoing liaising with HDC.
- To note the emails received as per Appendix 1.

#### Churchill Way

Update to be provided at the meeting.

### **Agenda Item 7 – Plot Allocation**

#### Agenda Item 7.1 - Weston Avenue

##### Information

- 17 plots allocated in total = 15 full sized and 2 Raised bed
- Several requested to include their partners names to the plot agreements which I have done.
- As per rule 8 the following request has been made for plot number 12:

*I have to inform you that I am sharing my plot with:-*

**Recommendation** – to note and accept the above and the details will be saved with plot number 12's paperwork.

### Agenda Item 7.2

#### Information

An email was sent on Weds 5<sup>th</sup> April to all those remaining on the Allotment Waiting List advising them of the un-allocated plots at Weston Avenue with a response required by 14<sup>th</sup> April.

For your information I have received 5 responses to date, requesting a Weston Avenue plot. 2 other responses that have sent a request are un-clear. I will clarify these and any further responses at the Meeting.

#### **Recommendation**

- 1) To allocate plots and send paperwork, including an invoice to the 5 responses.
- 2) To clarify with other 2 responses and send paperwork if appropriate

### Agenda Item 7.3

- Once 7.2 is discussed and agreed to consider next allocation steps at Weston Avenue and the Waiting List.

## **Agenda Item 8 - Allotment Rules**

### **8.1 – Rule Amendments and Storage on Plots**

#### Information

Some feedback has been received regarding the shed/storage rule.

*Please see Appendix 1 for the emails.*

I attended a Southeast National Allotment Society zoom again last week and asked them and other Councils attending, their thoughts on sheds and storage.

Each Council and site differ but it was felt that 60m plots are still quite small, (30m<sup>2</sup> plots too small) and a communal shed option is seen optimal but maybe with a storage unit allowed on plots using temporary bases and no concrete.

The issues with shed location, shed size, type of shed, shade impacts to other plots, anti-social behaviours concerns and challenges experienced were shared as they were when the original decision was considered and made by the ASC.

Email received from SE Legal Adviser from NAS:

*Generally, I would say the vast majority of allotments permit structures such as sheds and greenhouses on their plots. Some sites will restrict it to only one structure or provide that*

*structures will not count towards cultivation (and so will not count towards the 75% cultivated requirement for example). However, your plots are on the smaller side and some sites with smaller sites have instead opted to allow/provide a metal locker on each plot to hold the plot holders tools instead of a shed.*

### **Recommendation**

To consider if any storage rule changes are made, to consider both Allotment Sites and to consider the various shapes and sizes of the plots at Churchill Way, if the rules are to be the same for both sites which would be easier for admin purposes whilst the Council manage the sites.

## **8.2 Any Additional Rules Required**

### **Information**

- I have asked for any advice from NAS if there are any rules, they think we may have missed and am waiting a response.
- Recommendations and suggested amendments highlighted in yellow as per *Appendix 2*.

### **Recommendation**

1. To agree any changes and additions to rules and to delegate to the Deputy Clerk and a Councillor to finalise the wording.
2. To publish the rules on the Website (dated) and to email allocated plot holders to advise them a change/amendment to the rules.

## **Appendix 1**

### **Emails received regarding Allotment Site**

#### **Resident 1**

Further to our conversation and concerning the Western Avenue allotments I have included some of the changes I would like to see. I appreciate that this is not a priority currently and may perhaps need to wait until the allotment association is formed. However I would appreciate if you could pass it on to whoever may be able to amend the rules.

I believe sheds should be allowed on the plots to store horticultural tools and supplies. This would greatly benefit allotment tenants and increase the use and good maintenance of the plots by facilitating easy storage and removing the need to carry and transport heavy horticultural items. The elderly and those with reduced mobility would benefit most from this.

The majority of plots are approximately 60m<sup>2</sup>. A rule could be made that sheds/lockable storage containers occupy no more than 10% of a plot. A shed of 2m x 2m is only 4m<sup>2</sup> that's less than 7% of a 60m<sup>2</sup> plot and would offer ample space. If the contents of the shed must be available for inspection, then there could be a rule to provide shed lock key or codes to the allotment association.

While communal sheds are a good asset, they will likely offer insufficient space to be helpful for all tenants. Horticultural supplies such as mulches and composts, wellington boots, fold out chair plus an array of tools are some of the things that an individual would want to store. The communal sheds are wonderful for the tenants of the raised beds who do not have the option of a private shed and are situated in close proximity. For the tenant's whose plot is in a distance corner, the prospect of having to carry heavy horticultural items back and forth to the communal shed is not conducive to the best use of the plot.

Finally allowing private sheds on the plots will reduce the need to drive to the site. If tenants can keep the things they need on site they will be more likely to walk or cycle when visiting as there will be nothing that requires vehicular transport. Needless to say, local residents may not like the streets clogged with cars on a sunny summers weekend.

I would recommend that private greenhouses/ poly tunnels be allowed on site. It will allow those who want, to make better use of the land by growing those crops that require shelter from the harsher elements and prefer a warmer climate. If tenants are to make good use of the land then they must be able to enjoy what it is they grow. Rules could be made to stipulate that such structures are kept in good repair.

Animals, in particular the birds and the bees. Chickens make a wonderful allotment animal when kept in an enclosure containing a coop and run. Safe from foxes these birds provide entertainment and engagement for children, fresh eggs and fertiliser. They can be fed the weeds collected from the plots and even offer companionship to those who appreciate them.

Bees could be considered to be kept on the allotments either on private plots or on the communal land by the association itself. In the latter case, the honey could be sold locally to raise money for the Parish or local charities and services. Keeping the bees would allow children in the community the opportunity to learn and experience something interesting. They are also great pollinators, something which is valued on the plots.

### **Resident 2**

Thank you the plot, I am really disappointed that no sheds are allowed, this is going to make parking a lot harder for the local people who live nearby, as now most of the people will now have to travel by car in order to take all the tools required for the job, including compost and wheelbarrows, this makes life a lot harder for older people like me. What about compost bins, will we have to cart all the rubbish home!!!!

Maybe the council could stipulate small sheds only with a maximum height and width.

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Thank you for your information, before I send back the agreement signed please can you tell me why there is no sheds allowed, and if this will change in the future. If it is because of the bases, concrete does not have to be used, there are plastic panels that work very well, (these can be removed easily) these could be stipulated.

Having a communal shed is all very well but you know as well as I do that personal belongings, re spades, forks, canes, chairs, will disappear, or be borrowed. There will always be someone that will do this. I don't like this idea at all and I don't want it happening to me. Also it stops the commerdery of the whole thing.

Please can this be discussed again.

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I was thinking at the next meeting if the answer to shed is still no, is there any chance we could have a storage box on our plot.