



Andover Town Council

To **consider** rule 3.6.2 of the Rules and Regulations for Allotment Tenants which limits the size of Greenhouses.

Item No. **9**

Produced for: Allotments Committee

By: Town Clerk.

Date of Report: 18 October 2023

Background:

A Tenant at Old Winton Road has put up a greenhouse that exceeds the size mentioned in the Rules and Regulations. She is asking that the Rules and Regulations are amended to allow Greenhouses of a bigger size.

The Tenant claims that the size has been reduced in recent years. Officers have checked the previous Rules and Regulations and found the following:

Year	Section	Quote
2011	End Note referred to throughout the document.	Note: Buildings are considered to be sheds, greenhouses, polytunnels and food frames or cages. Sheds should not exceed 7ft6" (2.29m) in height and have floor area not exceeding 36sq.ft (3.34sq.m). This would permit up to 6ft x 6ft (1.83m x 1.83m) or 7ft x 5ft (2.14m x 1.52m). The shed should be for allotment storage uses only. Greenhouses should not exceed 50 sq.ft (4.65sq.m), 8ft (2.44m) x 6ft (1.32m). Polytunnels should not exceed 150 sq.ft (13.9sq.m) 10ft (3.05sq.m) x 15ft (4.57m). Larger size buildings will not normally be
2012	End Note referred to throughout the document.	Note: Buildings are considered to be sheds, greenhouses, polytunnels and food frames or cages. Sheds should not exceed 7ft6" (2.29m) in height and have floor area not exceeding 36sq.ft (3.34sq.m). This would permit up to 6ft x 6ft (1.83m x 1.83m) or 7ft x 5ft (2.14m x 1.52m). The shed should be for allotment storage uses only. Greenhouses should not exceed 50 sq.ft (4.65sq.m), 8ft (2.44m) x 6ft (1.32m). Polytunnels should not exceed 150 sq.ft (13.9sq.m) 10ft (3.05sq.m) x 15ft (4.57m). Larger size buildings will not normally be permitted any larger size building will need to have supporting evidence to justify a variation (also refer to 3.11 and 3.23 in the rules above). Hedges should not exceed 6ft (1.32m) in height.
2014	End Note referred to throughout the document.	Note: Buildings are considered to be sheds, greenhouses, poly tunnels and food frames or cages. Sheds should not exceed 7'6" (2.29m) in height and have floor area not exceeding 36sq.ft (3.34sq.m). This would permit up to 6' x 6' (1.83m x 1.83m) or 7' x 5' (2.14m x 1.52m). The shed should be for allotment storage uses only. Greenhouses should not exceed 50 sq.ft (4.65sq.m), 8'x6' (2.44m x 1.32m). Poly tunnels should not exceed 150 sq.ft (13.9sq.m) 10'x15' (3.05m x4.57m). Larger size buildings will not normally be permitted. Any larger size building will need to have supporting evidence to justify a variation (also refer to 5.13 and 3.5 in the rules above). Hedges should not exceed 6' (1.32m) in height. Chicken coops should not exceed a floor area of 1sqm and the chicken run must not exceed a floor area of 10sqm.
2017	3.6	3.6 Buildings <ul style="list-style-type: none"> Not to put up any Buildings within the Allotment Plot except for storage or composting or for a purpose relevant to Allotment Plot Activities. All buildings will require prior written consent from the Council. Sheds and greenhouses should not have a floor area exceeding 4.5sq m. (8 x 6ft)
2022	3.6	3.6 Buildings <ul style="list-style-type: none"> Not to put up any Buildings within the Allotment Plot except for storage or composting or for a purpose relevant to Allotment Plot Activities. All buildings will require prior written consent from the Council. Sheds and greenhouses should not have a floor area exceeding 4.5sq m. (8 x 6ft)
2023	3.6	3.6. Buildings <p>3.6.1. The Tenant shall not without written consent of the Council erect any building on the Allotment and consent shall not be unreasonably withheld for the erection of a shed, greenhouse or polytunnel.</p> <p>3.6.2. Sheds and greenhouses should not have a floor area exceeding 4.5sq m. (8ft x 6ft).</p>

A copy of correspondence between officers and the Tenant are available for Councillor review as a confidential item.

Proposal from Tenant:

To increase the size allowed for Greenhouses to allow for longer growing seasons.

(Note: No particular size has been asked for, other than to allow her greenhouse.)

Recommendations from Officers:

- To maintain the current maximum size as most plots have greenhouses complying with the policy. There is a danger of over populating plots with structures (Shed, Fruit-Cage, Polytunnel and Greenhouse).
- Amending the Rules because of a Breach of the Rules, may indicate that Council can be pressured to change the Rules to suit tenants who haven't read them.