

Cyngor Sir CEREDIGION

ADRAN Y PRIFYRDD, EIDDO A GWAITH

Huw T. Morgan, BSc, C.Eng., MICE.

Cyfarwyddwr
Director



CEREDIGION County Council

HIGHWAYS, PROPERTY & WORKS DEPARTMENT

Neuadd y Sir, Stryd y Farchnad, Aberaeron, SA46 0AT

County Hall, Market Street, Aberaeron, SA46 0AT

☎ 01545 570881

Fax 01545 572589

Dyddiad
Date

16th March 2009

Gofynnwch am
Please ask for

Mr Spencer De Friend

Llinell Uniongyrchol
Direct line

01545 572459

Fy nghyf
My ref

SDF/PH/B09619

Eich cyf
Your ref

Dear

Re: Further Allotments on Land forming part of Cae Ffynnon Win, Aberaeron

As promised, I have pleasure in providing Aberaeron Allotment Association with a Licence to occupy further land, forming part of Cae Ffynnon Win, Aberaeron, subject to the following terms and conditions;

The Land Let on a Licence

The area shall be that edged and crosshatched red on the attached plan, reference number GWH/B09619 - A, known as Cae Ffynnon Win, Aberaeron. The land edged and crosshatched in blue on the said plan shall be excluded from this agreement

The Licence Term (initial period)

The initial licence for a term of 1 year to allow for fencing, drainage and preparation will be £80 as agreed. After this term the licence will revoke to the terms and conditions as set out in the following paragraphs:

The Licence Term

The licence is for a 10 year period, commencing at a date to be agreed. Either party, upon serving six months written notice, can terminate.

The Licence Fee

The Authority will charge Aberaeron Allotment Association £30.00 per annum, per allotment created by Aberaeron Allotment Association on the land – subject to a minimum fee of £180.00 per annum. This fee is fixed for three years, with an upward only rent review on the 3rd and 6th year anniversary in line to the rental value of the adjoining allotments, which are shown edged in green on the attached plan reference GWH/B09619-A. The initial fee of £80.00 shall be paid by the Aberaeron Allotment Association to the Authority upon the signing of this agreement.

cont.....

Cyfarwyddwyr Cynorthwyl
Assistant Directors

Garfield Williams BSc, MICE, MIWEM
ADAIN BEIRIANNEG
ENGINEERING DIVISION
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BUILDING & PROPERTY DIVISION
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Gellir ateb yn Gymraeg neu Saesneg

You may reply in Welsh or English



Permitted Use

The land shall be solely for the purpose of an Allotment and not for any other purpose whatsoever. This agreement is made outside of the Allotment Act and also the Landlord and Tenant Act. No animals are to be kept on the land.

Planting

Any vegetation grown on this land shall be the sole responsibility of The Aberaeron Allotment Association.

Fencing

The Licensee shall be responsible for fencing the boundary of the area let on Licence.

Buildings

No permanent buildings shall be erected on the site.

Restrictions

1. You are not permitted to use barbed wire fencing on any fence, which borders land which members of the general public have access to.
2. Any fencing shall match the existing fencing on the site and shall not exceed 1.5 metres in height.
3. No buildings to be erected on site without the Council's prior written consent, and without Planning Permission, if required.
4. You must not burn anything on your allotment except for garden waste from the land, which cannot be composted.
5. All dogs must be kept on a lead when on the land.
6. You must not use the land for the storage of any vehicles or goods, or for the storage of any crops, which are not grown on the subject land. Also, you must not use the land for commercial growing purposes, or any illegal substances/plants. The storage of any hazardous chemical substances on site is also forbidden.
7. Not without the previous written consent of the Council to cut or prune any timber or other trees or take, sell or carry away any mineral, gravel, sand or clay.
8. Any fencing erected on the land will become within the ownership of the Council upon termination of this agreement.
9. To observe and perform any other special condition and stipulation which the Council considers necessary to preserve the said land from deterioration. The site must be kept in a neat and tidy condition at all times.
10. No vehicles are to be driven along the footpath, which fronts the licensed land.
11. No cultivation within 7 metres of the standing knotweed (*Fallopia japonica*) shall be permitted under the requirements of The Wildlife and Countryside Act.

cont.....

Site Access

The right is also reserved by the Landlord to enter on to the land to inspect, repair and maintain any services that may be located thereon, having served four-weeks notice. This will include any works deemed necessary to eradicate or treat the Japanese Knotweed.

Maintenance of the Site

The area let on license shall be maintained as an allotment, to a standard acceptable to the Council and not for any other use whatsoever.

The Allotment Association

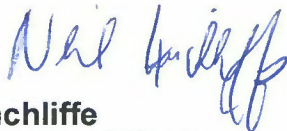
You will provide Ceredigion County Council with the contact details for the Chairperson, Secretary and Treasurer of the Allotment Association, and update the details as necessary.

Termination of the Licence

Either party may give at least six months written notice to terminate the licence agreement. Upon expiration of the licence you shall reinstate the land to its former condition or pay the Council to do so. You may, with the prior agreement of the Council leave flora on the site.

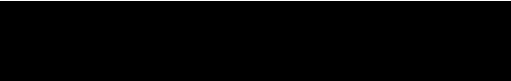
I have enclosed two copies of this agreement for your attention. I would be grateful if you would sign and return one copy of the agreement, along with a cheque made out to Ceredigion County Council for £80.00 (eighty pounds), to the Estates Section, retaining one copy for your records.

Yours sincerely



Neil Hinchliffe
Chief Estates Officer
For Director of Highways, Property & Works

We agree to the above terms and conditions.

Signed: 

On behalf Aberaeron Allotment Association

Date: 13/3/09