

East Challow Village Green / Common Land Policy

INTRODUCTION

In the past there have been issues such as access, parking and maintenance of the Village Green raised by residents whose properties adjoin the Common Land. This documentation is intended to set out East Challow Parish Council's policy.

East Challow Parish Council is the registered custodian of the Common Land in East Challow. The policies set out below make it clear that the Parish Council will protect the Common Land from damage, encroachment and erosion, it being a major asset of the village. By "Common Land" we mean East Challow Village Green and land off the A417 registered as CL98 and also CL99, the roadside verge and land opposite Roadside Farm.

A detailed record is being made, including photographs, of every property that has established access at the date shown in the record. These records will be accepted as the only definitive record of the accesses that exist and that are approved. The Parish Council will take whatever action is required to prevent any unauthorised changes or new accesses being created.

PARKING

Common Land is for people, not vehicles. Where residents have drives on their properties, we ask them to use them. For those who claim to have insufficient parking or no parking or garage space within their property, they are not entitled to park on the Common Land. Any access which crosses the Common Land must not be used for parking vehicles.

The Parish Council will not allow any new hard standing (e.g. concrete or tarmac surfacing) to be laid on Common Land by any individual or household for any purpose whatsoever, including car parking.

ENCROACHMENT

No one may annexe any part of Common Land or imply an extension of private land into Common Land. Encroachment includes specifically mowing areas of Common Land in such a way as to imply private ownership, the erection of fences, benches and any object which could lead to the impression of enclosure by the house owner on any part of the Common Land.

Rubbish bins should be stored within the property boundary/curtilage and not outside of the property on Common Land. Garden cuttings and general garden waste must not be dumped on any part of the Common Land. It is the responsibility of all residents to dispose of their garden waste responsibly.

ACCESS/ MAINTENANCE

It is for the Parish Council alone, at a regular meeting, to decide whether maintenance should be allowed and no track maintenance, alteration or change by any resident is permitted without the express written authority of the Parish Council. The Parish Council will not allow work to be undertaken without its explicit consent.

BUILDING MATERIALS AND SKIPS

Skips and building materials must be sited on the resident's property and not on Common Land. Where building work necessitates the siting of a skip or building materials on Common Land, if the nature of the work makes it impossible to site them on the resident's property, permission must be sought in advance from the Clerk, acting on behalf of the Parish Council, before deliveries are made and work commences. The property owner is liable for any claim for damage or injury and must be appropriately insured, either through or by the skip hirer. Protective material must be laid under building materials to minimise damage to the ground. Any damage caused to Common Land will be made good by the resident within three months in accordance with guidelines that the Parish Council will provide for the most appropriate form of restoration.

PLANTING

The planting of any flowers, plants, shrubs or trees on Common Land is not allowed unless specifically approved by the Parish Council.

GRASS CUTTING

It is not acceptable to mow small patches to create the impression of a private garden lawn. The Parish Council's Grounds Maintenance Contractor cuts all Village Greens as scheduled during the year.

SMALL STRUCTURES

No garden furniture or benches are to be placed on Common Land unless placed by the Parish Council for the use of all residents and visitors.