

Title of Report:	Greenham Control Tower task group update
Report to be considered by:	Special Council
Date of Meeting:	6 June 2013
Forward Plan Ref:	C2599

Purpose of Report: To provide an update from the task group.

Recommended Action: Note the report.

Reason for decision to be taken: For information

The proposals contained in this report will help to achieve the following Council Strategy priorities:

- CSP2 – Promoting a vibrant district**
- CSP3 – Improving education**
- CSP4 – Protecting the environment**

The proposals will also help achieve the following Council Strategy principle:

- CSP7 - Empowering people and communities**

The proposals contained in this report will help to achieve the above Council Strategy priorities and principle by:

Contributing towards the sustainability of a site with Scheduled Monument status

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	hcole@westberks.gov.uk
Date Portfolio Member agreed report:	17 May 2013

Contact Officer Details	
Name:	Bryan Lyttle
Job Title:	Planning and Transportation Policy Manager
Tel. No.:	01635 519638
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Implications

Policy: There are no policy issues

Financial: There are no known financial issues at this stage

Personnel: N/A

Legal/Procurement: N/A

Property: N/A

Risk Management: N/A

Equalities Impact Assessment: Not required as no decision is to be made.

Is this item subject to call-in?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
If not subject to call-in please put a cross in the appropriate box:		
The item is due to be referred to Council for final approval	<input type="checkbox"/>	
Delays in implementation could have serious financial implications for the Council	<input type="checkbox"/>	
Delays in implementation could compromise the Council's position	<input type="checkbox"/>	
Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months	<input type="checkbox"/>	
Item is Urgent Key Decision	<input type="checkbox"/>	
Report is to note only	<input checked="" type="checkbox"/>	

Executive Summary

1. Introduction and background

- 1.1 The former air traffic Control Tower at Greenham Common is Grade II listed is currently owned by West Berkshire Council but is now up for sale.
- 1.2 In December 2012 the Control Tower was listed as an Asset of Community Value under Part 5 Chapter 3 of the Act at the request of Greenham Parish Council.

2. Motion to Council

- 2.1 At the Council meeting on the 13th December 2012 Motion 23d was submitted in the name of Councillor Tony Vickers relating to the Control Tower.
- 2.2 The Chairman informed the Council that should the motion be approved, under Procedural Rule 4.9.8 it would be referred to the Planning Policy Task Group for consideration.

3. Task Group

- 3.1 Planning Policy Task Group discussed the motion at its meeting on the 25th January 2013 and while members expressed some sympathy with the aspirations of Greenham Parish Council, it was noted that the Council could not sell the tower at a price that was under the market value.
- 3.2 Following the Task Group clarification was sought on the disposal of assets. Under the General Consent Order disposals at an under value are allowed if the value of the asset does not exceed £2 million. If it exceeds this value then approval must be obtained from the Secretary of State at the Department of Communities and Local Government.

4. Conclusion

- 4.1 The Planning Policy Task Group have considered the motion put to council and agree with the four statements contained within the motion. However, members of the task group resolved to change the last paragraph of the motion to reflect the "market value of the site". Council is requested to endorse the proposed change suggested by the Planning Policy Task Group.

Executive Report

1. Introduction and background

- 1.1 The former air traffic Control Tower (Type 5222A/51) at Greenham Common was decommissioned following the departure of the US Air Force in 1992 and is located on the northern edge of the Common just off Bury's Bank Road.
- 1.2 The building is Grade II listed due to the building being key to an internationally significant Cold War airbase and the fact that the building retains more of its original character than any of the other 5 examples.
- 1.3 The site is currently owned by West Berkshire Council but is now up for sale.
- 1.4 Following the enactment of the Localism Act, Greenham Common Parish Council requested that the Control Tower was listed as an Asset of Community Value under Part 5 Chapter 3 of the Act. This request was granted in December 2012.

2. Motion to Council

- 2.1 At the Council meeting on the 13th December 2012 the following motion (Motion 23d) was submitted in the name of Councillor Tony Vickers

“This Council notes:

1. that Greenham Control Tower is probably the most iconic building in Greenham;
2. that it has never been used since it was acquired from MOD and is to be sold by the Council as surplus to requirements;
3. that the structure has been listed by English Heritage since the decision was made to sell it;
4. the decision of Greenham Parish Council to use the Localism Act to ask for it to be listed on the District Register of Assets of Community Value, and the reasons why the parish council wish to acquire it.

Council applauds the initiative of Greenham Parish Council and resolves to support its aims to retain the control tower as a building for community use.”

During the meeting the motion was amended to:

“Council applauds the initiative of Greenham Parish Council and notes its aim, which is to retain the control tower as a building for community use.”

2.2 The Chairman informed the Council that should the motion be approved, under Procedural Rule 4.9.8 it would be referred to the Planning Policy Task Group for consideration.

3. Task Group

3.1 Planning Policy Task Group discussed the motion at its meeting on the 25th January 2013 and while members expressed some sympathy with the aspirations of Greenham Parish Council, it was noted that the Council could not sell the tower at a price that was under the market value.

3.2 Members subsequently resolved that the last paragraph of the motion be amended as follows:

“This Council will therefore assist the Parish Council with achieving this aim, whilst having regard to the market value of the site”.

3.3 Following the Task Group clarification was sought on the disposal of assets. Under the General Consent Order disposals at an under value are allowed if the value of the asset does not exceed £2 million. If it exceeds this value then approval must be obtained from the Secretary of State at the Department of Communities and Local Government.

4. Conclusion

4.1 The Planning Policy Task Group has considered the motion put to council and agrees with the four statements contained within the motion. However, members of the task group resolved to change the last paragraph of the motion to reflect the “market value of the site”. Council is requested to endorse the proposed change suggested by the Planning Policy Task Group.

Appendices

Appendix A – Equality Impact Assessment – Stage 1

Consultees

Local Stakeholders:

Officers Consulted: Gary Rayner, Planning, Steve Broughton Head of Culture and Environmental Protection, Andy Walker Head of Finance and David Holling Head of Legal.
Corporate Board

Trade Union:

APPENDIX A

Equality Impact Assessment – Stage One

Name of item being assessed:	Greenham Control Tower
Version and release date of item (if applicable):	
Owner of item being assessed:	
Name of assessor:	Bryan Lyttle
Date of assessment:	3 May 2013

1. What are the main aims of the item?

2. Note which groups may be affected by the item, consider how they may be affected and what sources of information have been used to determine this. (Please demonstrate consideration of all strands – age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation)

Group Affected	What might be the effect?	Information to support this.

Further comments relating to the item:

3. Result (please tick by clicking on relevant box)
<input type="checkbox"/> High Relevance - This needs to undergo a Stage 2 Equality Impact Assessment
<input type="checkbox"/> Medium Relevance - This needs to undergo a Stage 2 Equality Impact Assessment
<input type="checkbox"/> Low Relevance - This needs to undergo a Stage 2 Equality Impact Assessment
<input checked="" type="checkbox"/> No Relevance - This does not need to undergo a Stage 2 Equality Impact Assessment

For items requiring a Stage 2 equality impact assessment, begin the planning of this now, referring to the equality impact assessment guidance and Stage 2 template.

4. Identify next steps as appropriate:	
Stage Two required	
Owner of Stage Two assessment:	
Timescale for Stage Two assessment:	
Stage Two not required:	

Name:

Date: