

<b>Title of Report:</b>	<b>GAMA Site Task Group Update</b>
<b>Report to be considered by:</b>	Special Council
<b>Date of Meeting:</b>	6 June 2013
<b>Forward Plan Ref:</b>	C2600

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

**Recommended Action:** Full Council to note the report.

**Reason for decision to be taken:** To provide a response to a motion raised at a Full Council meeting

**Other options considered:** As set out in the report

**Key background documentation:** None

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

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

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

- CSP7 - Empowering people and communities**

<b>Portfolio Member Details</b>	
<b>Name &amp; Telephone No.:</b>	Councillor Hilary Cole - Tel (01635) 248542
<b>E-mail Address:</b>	hcole@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	7 May 2013

<b>Contact Officer Details</b>	
<b>Name:</b>	Steve Broughton
<b>Job Title:</b>	Head of Culture and Environmental Protection
<b>Tel. No.:</b>	01635 519837
<b>E-mail Address:</b>	slbroughton@westberks.gov.uk

## Implications

<b>Policy:</b>	N/A
<b>Financial:</b>	There are no known financial issues at this stage
<b>Personnel:</b>	N/A
<b>Legal/Procurement:</b>	N/A
<b>Property:</b>	The site has the status of being a scheduled Monument but is not within the ownership of the Council
<b>Risk Management:</b>	N/A

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Is it a major policy, significantly affecting how functions are delivered?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Will the policy have a significant impact on how other organisations operate in terms of equality?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to an area with known inequalities?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Outcome</b> (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at <a href="http://www.westberks.gov.uk/eia">www.westberks.gov.uk/eia</a>			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Not relevant to equality			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 checked="" 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 type="checkbox"/>

# Executive Summary

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## 1. Introduction

- 1.1 The GAMA site is part of the Cold War Greenham military site. The GAMA (GLCM Alert and Maintenance Area) site was built in the southwest corner of the larger base. GAMA was a maximum security QRA (Quick Reaction Alert) area with 6 large above ground shelters in which fully operational cruise missiles were stored. The GAMA area was retained in military ownership longer than the rest of the site but was sold to private owners in 2003. It sits alongside the common and the control tower both owned by WBC
- 1.2 The site is currently owned by Flying A Services Ltd but is now up for sale
- 1.3 In light of the news of the sale, Council considered and approved a motion; "This Council therefore resolves to do everything it can, including the setting up of a Task Group with a wide-ranging remit to explore all possible options, to work with the community and all interested parties to bring about the provision of a Cold War museum on the GAMA site together with other suitable community-based uses that will support the preservation of the site for future generations".

## 2. Task Group

- 2.1 A task group was set up with Councillor Hilary Cole as the chair with membership representing Greenham Parish Council, Greenham Commission, Greenham Commons Trust and West Berkshire Council officers from Heritage and Tourism, Planning and Countryside, the first meeting took place on 11th March 2013.
- 2.2 The group considered that there was very little the Council could do other than through the application of planning legislation and that this should be pursued and an update provided to the next meeting in 6 months time i.e. September 2013.
- 2.3 Both the Greenham Parish Council and Greenham Commons Trust would refer back to their respective organisations to consider what actions they could or may wish to take.

## 3. Equalities Impact Assessment Outcomes

- 3.1 This item is not relevant to equality.

## 4. Conclusion

- 4.1 The task group considered that there was very little influence the Council has over this site, however planning provisions should be reviewed and enforced where applicable and information provided to the selling agents to ensure that planning requirements are known.
- 4.2 The site cannot be regarded as a community asset
- 4.3 Councillor Hilary Cole would report back to Council on progress

## **5. Recommendation**

- 5.1 As the task group considered that there was very little influence the Council has over this site it is suggested that task group can be disbanded and no further action undertaken.

# Executive Report

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## 1. Introduction

- 1.1 The GAMA site is part of the Cold War Greenham military site. The GAMA (GLCM Alert and Maintenance Area) site was built in the southwest corner of the larger base. GAMA was a maximum security QRA (Quick Reaction Alert) area with 6 large above ground shelters in which fully operational cruise missiles were stored. The GAMA area was retained in military ownership longer than the rest of the site but was sold to private owners in 2003. It sits alongside the common and the control tower, both owned by WBC
- 1.2 The international heritage importance of the site is recognised through its status as a Scheduled Monument. This means that it is, a 'nationally important' archaeological site or historic building, given protection against unauthorised by the Ancient Monuments and Archaeological Areas Act 1979, enforceable by English Heritage.
- 1.3 Part of the site is also a Site of Special Scientific Interest (SSSI).
- 1.4 The site is presently owned by Flying A Services Ltd and they currently use a small amount of the building space on the site for very low key storage. The open space and the majority of the building/silo space is not put to any permanent use. There is an extant planning approval for car storage on the open land but that approval has not been put to any use so far, even though some works to start to improve the access point were carried out, indicating some intention to make use of the permission. At the time of making the application the applicants made statements indicating that they intended to create a museum at the site but that has not been progressed in any formal way.
- 1.5 The site is now up for sale although few details are known about it in terms of price etc
- 1.6 In light of the news of the sale, Council considered and approved a motion; "This Council therefore resolves to do everything it can, including the setting up of a Task Group with a wide-ranging remit to explore all possible options, to work with the community and all interested parties to bring about the provision of a Cold War museum on the GAMA site together with other suitable community-based uses that will support the preservation of the site for future generations".

## 2. Task Group

- 2.1 A task group was set up with Councillor Hilary Cole as the chair with membership representing Greenham Parish Council, Greenham Commission, Greenham Commons Trust and West Berkshire Council officers from Heritage and Tourism, Planning and Countryside.
- 2.2 The first meeting took place on 11th March 2013
- 2.3 The meeting, having heard a historical context, considered that there was little it could do other than to investigate;
  - (1) What provisions Planning legislation may offer to preserve the site and

(2) What provisions might be available to regard the site as a Community Asset.

2.4 As a scheduled monument of national, if not international significance, the site will require a Conservation Management Plan (CMP) if any further planning applications are submitted. The CMP makes an assessment of the significance of the historic site. This is an essential part of managing all historic assets and is now a key requirement of the National Planning Policy Framework (2012).

2.5 The CMP would identify the significance of the site and identify policies required to protect that significance in the future. It is assumed that there is not currently a CMP for the site. It would be the applicants' responsibility to provide this document to support any future planning applications.

2.6 The Greenham Parish Council and Greenham Commons Trust would refer back to their respective organisations to consider what actions they could or may wish to take.

### **3. Task Group Actions**

3.1 Planning officers would check the current permitted use of the site by the present owners.

3.2 The selling agent will be further advised of the current planning limitations to ensure that all requirements and restrictions are identified for easy communication to any potential new owners

3.3 Officers would investigate whether the site could be regarded as a community asset.

(1) To be regarded as a community asset it would need to be demonstrated that the site has been in community use within the last 3 years. As this cannot be achieved it is not possible to register as such

3.4 Councillor Hilary Cole will report back to Council

### **4. Conclusion**

4.1 The task group considered that there was very little influence the Council has over this site, however planning provisions should be reviewed and enforced where applicable and information provided to the selling agents to ensure that planning requirements are known.

4.2 The site cannot be regarded as a community asset

4.3 Councillor Hilary Cole would report back to Council on progress

### **5. Recommendation**

5.1 As the task group considered that there was very little influence the Council has over this site it is suggested that task group can be disbanded and no further action undertaken.

## **Appendices**

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There are no Appendices to this report.

## **Consultees**

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- Local Stakeholders:** Greenham Commons Trust  
Greenham & Crookham Commons Commission  
Greenham Parish Council  
Councillor Hilary Cole  
Councillor Julian Swift Hook
- Officers Consulted:** Gary Rayner, Planning  
Paul Hendry, Countryside  
Amanda Loaring, Heritage and Tourism  
Corporate Board
- Trade Union:** Not consulted