

Title of Report:	GAMA site at Greenham Common. Application No. 10/02005/Comind. Section 73 - removal of Condition 6 on application reference 08/01148/comind.
Report to be considered by:	District Planning Committee
Date of Meeting:	25 th January 2011
Forward Plan Ref:	N/A

Purpose of Report: For the District Planning Committee to determine the application in question.

Recommended Action: The Western Area Planning Committee of 8th December 2010 was minded to approve the application although no formal resolution was made.

Reason for decision to be taken: The application, if approved, would comprise a departure from the Development Plan and national planning policy guidance. .

Key background documentation: Western Area Planning Committee agenda dated 8th December 2011, with update sheet, and agreed minutes. Application file 10/02005/comind.

The proposals contained in this report will help to achieve the following Council Plan Theme:	
<input checked="" type="checkbox"/>	CPT4 - High Quality Planning
<input checked="" type="checkbox"/>	CPT5 - A Cleaner and Greener West Berkshire
The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by: Improving the local environment at Greenham Common and protecting a nationally significant Scheduled Monument if the application is rejected, but potentially assisting in promoting the local economy should the application be approved.	

Portfolio Member Details	
Name & Telephone No.:	Councillor Alan Law - Tel (01491) 873614
E-mail Address:	alaw@westberks.gov.uk
Date Portfolio Member agreed report:	13 th January 2011.

Contact Officer Details	
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Job Title:	Principal Planning Officer
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Implications

Policy:	Implications for the future effectiveness of Policy BE6 in the South East Plan 2009 and Policy ENV38 in the Council's Local Plan 1991 to 2006 Saved Policies 2007.
Financial:	Nil for the Council.
Personnel:	Nil
Legal/Procurement:	Nil
Property:	Nil
Risk Management:	Nil
Equalities Impact Assessment:	Nil

Executive Summary

1. Introduction

1.1 Application 10/02005/comind is seeking the **permanent** open storage of vehicles on site C, an area of existing hardstanding to the south of the silo site at the GAMA complex, adjacent Greenham Common. Condition 6 of permission, 08/01148/comind, ensured that any open car storage be permitted for no longer than **10 years**, once implemented. A plan of the site in question is included on the agenda report.

1.2 For the reasons set out in the officer report, if the application were to be approved this would not only cause substantial harm to the setting of the nationally significant Scheduled Monument, but also harm the setting of Greenham Common and would undermine local policy ENV38 in the Local Plan 1991 to 2006 Saved Policies 2007, the advice in PPS5 [Planning for the Historic Environment], and policy BE6 in the South East Plan 2009.

1.3 Accordingly the officer recommendation remains one of refusal, in accord with the strong advice from English Heritage - it is understood at the time of writing this report that officers from that organisation are intending to speak at the committee meeting. However, it is apparent from the Minutes of the Western Area Planning Committee meeting held in December 2010, that Members were minded to approve the application, given the benefits that would flow to the continuing upkeep and maintenance of the GAMA site, in perpetuity, according to the applicants. Members also did not consider that the visual harm of storing vehicles on this part of the GAMA site would be so damaging as to merit rejection.

2. Conclusion

2.1 On the one hand the advice from officers is clear upon this application, in that to approve the application would undermine District Planning Policy and cause demonstrable harm. On the other hand Western Area Planning Committee had some sympathy with the applicants' case for the permanent storage of vehicles on site although **no formal resolution** to this effect was made prior to the vote to refer the matter up to DPC for determination. Accordingly the formal recommendation below from the Head of Planning and Countryside remains one of refusal. Members will no doubt wish to bear in mind the views of the Committee on 8th December 2010, as minuted.

3. Recommendation

The District Planning Committee resolve to REFUSE the planning application as submitted for the following reason.

The GAMA site comprises a Scheduled Monument of national significance in relation to the Cold War era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site C on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent Common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5, policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and policy BE6 in the South East Plan 2009, and so should be rejected.

Appendices

Appendix 1 - Agenda Report for 10/02005/comind – Western Area Committee of the 8th December 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of 8th December 2010.

Consultees

Local Stakeholders: Parish Council, English Heritage. Greenham and Crookham Common Commissioners.

Officers Consulted: Gary Rayner, Development Control Manager.
Paul Hendry, Countryside Manager, plus Stewart Souden.

Trade Union: Nil