

HALESOWEN AREA COMMITTEE

DATE: 30TH MARCH 2005

REQUEST FOR: APPLICATION TO LEASE COUNCIL OWNED LAND

LOCATION: FOREDRAFT STREET, CRADLEY

(As shown on the plan attached)

BACKGROUND

Vodafone are looking to acquire an area of 10m x 10m parcel of Council owned land at Foredraft Street, Cradley (as shown hatched red on the plan attached). The land is required for the operation of a radio base station. A small working area adjoining the site will also be needed whilst building works take place.

Vodafone wish to erect a 15 meter tower structure and have the right to install up to 6 antennas and 4 microwave dishes. These will be erected on a base together with a cabin to house the associated technical equipment and ancillary equipment required for the operation of the base station. The demised area will be fenced and made secure.

Vodafone seeks a lease term of 15 years duration from completion of the agreement or date of entry to commence works if earlier.

In 2000 an application to purchase land off Foredraft Street, Cradley was approved to enable comprehensive development of the area.

The land is under the control of the Directorate of the Urban Environment (Environmental Management).

COMMENTS

All of the relevant Directorates have been consulted. Objections to the lease of the land have been received from Directorate of the Urban Environment as there may be noise generated by cooling fans attached to the electrics which may cause nuisance to nearby residents. If the mast is erected then noise arising from the cooling fans need to be taken into account and appropriate measures taken to ensure that nearby residents are not disturbed.

Additionally, Police are in the process of applying under the Crime & Disorder Act for a dispersal notice covering Foredraft Street and several adjoining streets to assist in tackling anti-social behaviour in that area.

The Directorate of Law and Property object to the proposal as this could prejudice the future re-development of the area.

PROPOSAL

That the Area Committee advise the Cabinet Member for Transportation to refuse the application for the above reasons.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:

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