

CABINET

Tuesday, 6th June, 2023
Time of Commencement: 2.00 pm

Present: Councillor Simon Tagg (Chair)

Councillors: Sweeney Fear
Heesom Hutchison

Apologies: Councillor(s) J Waring

Officers:	Martin Hamilton	Chief Executive
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Simon McEneny	Deputy Chief Executive
	Sarah Wilkes	Service Director - Finance / S151 Officer
	Andrew Bird	Service Director - Sustainable Environment
	Roger Tait	Service Director - Neighbourhood Delivery
	Allan Clarke	Planning Policy Manager
	Craig Jordan	Head of Planning

1. **APOLOGIES**

Apologies were received from Councillor Jill Waring.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the Minutes of the meeting held on the 18 April, 2023 be agreed as a correct record.

4. **WALLEYS QUARRY UPDATE REPORT**

The Leader introduced a report updating Cabinet on the latest position regarding Walleys Quarry including Key Performance Indicators provided by the operator.

Complaints remained down on historical levels although there had been an increase in April and May. Figures for June suggested that complaint levels were going back down.

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The Leader assured that the Council was doing all that it could to ensure emissions were kept at low levels.

Officers were asked if the Council had communicated its concerns, in regard to April and May, with the operators. It was confirmed that concerns had been raised about the rise in complaints during those two months and the operators had been asked to attend the next meeting of Cabinet to explain their findings for the increase.

It was asked if the Council felt that it was still getting the same cooperation and communication that was agreed upon a few months ago. Confirmation was given that there was good communication with the operator at a variety of levels.

The Leader advised that the Environment Agency (EA), as the regulator, had the powers to suspend, restrict, issue closure notices and instruct on required works. The Council had an agreement through legal powers, via the Abatement Notice and residents were assured that this was still a major priority for the Council. The Leader had asked for a meeting to be arranged with the EA, Police, Staffordshire County Council, Fire Service, Local MP to take place which would give the opportunity for the EA to update everyone on what they were doing.

Resolved: That the contents of the update report be noted.

[Watch the debate here](#)

5. YORK PLACE DEVELOPMENT - AWARD OF DEMOLITION CONTRACT

The Leader introduced a report seeking authority for the awarding of a contract for the demolition of the York Place shopping centre as part of the Future High Street Fund Programme of Works.

The Portfolio Holder for Finance, Town Centre's and Growth stated that York Place held an important position in the town and the development would give back some of the style and class that had been lost over the years.

The Leader assured that during the period of demolition and rebuilding, it would remain an area that people could walk through for access to that part of the town.

Reference was made to the development site's proximity to the Cenotaph which would be part of the Remembrance Day commemorations. It was asked if the developer could be asked to use appropriate boarding around the site to preserve the dignity of the occasion. The Leader confirmed that there would be a sequencing of the demolition to ensure that conditions would be good around Remembrance Day.

Councillor Wendy Brockie asked for assurance that more detail about the delivery options which were continuing to be explored would be put before the public. The Leader advised that the Planning application would give a flavour of the site and there were visuals showing what the site would look like. Through the Scrutiny Committees, the Cabinet and press releases the public would be kept updated as it moved forward.

Resolved:

- (i) That the progress made on the York Place project, made through the Future High Street Fund grant funding, be noted.
- (ii) That, subject to planning permission the Deputy Chief

Executive, in consultation with the Portfolio Holder, Finance, Town Centres and Growth, be authorised to enter into a contract to Willmott Dixon for the demolition of the existing York Place shopping complex.

[Watch the debate here](#)

6. RYECROFT HOTEL - DESIGN & BUILD CONTRACT AND BRAND PROCUREMENT

The Portfolio Holder for Finance, Town Centres and Growth introduced a report to commence procurement of initial design and costing works for the development of a new hotel on the Ryecroft site and to commence selection of a hotel brand.

A feasibility study had demonstrated that there was a need for a mid-range hotel with approximately 110 beds.

- Resolved:**
- (i) That the progress with the site and feasibility work undertaken for a hotel on the Ryecroft site, which has confirmed that there is demand for a mid-range hotel in Newcastle Town Centre, be noted.
 - (ii) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, be authorised to procure a brand for the hotel.
 - (iii) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, be authorised to commence procurement of initial design costing works through a design and build approach to the selected hotel's brand specification for a new hotel on the Ryecroft site using a compliant procurement route.
 - (iv) That further cabinet reports on each of these issues be received, to enable final decisions on the hotel development.

[Watch the debate here](#)

7. CASTLE MULTI-STOREY CAR PARK CONTRACT AWARD

The Leader introduced a report regarding the awarding of the main construction contract for the Castle Car Park to Morgan Sindall.

The Portfolio Holder for Finance, Town Centre's and Growth advised that this was the cornerstone of the Ryecroft development and would be a well lit and safe car park. It was due to go to the Planning Committee in two weeks' time and subject to approval, work would start in the summer. This would then allow the Midway car park site to be redeveloped.

The Leader advised that this was a replacement car park for the Midway but it would also provide for the Ryecroft development – the hotel and other components.

Councillor Richard Gorton asked how many parking spaces would be available to the public, taking into account reserved spaces for tenants of York Place, staff and guests of the proposed hotel, Aspire employees and occupants of Aspire accommodation. In addition, would the figure exceed or equal the number of spaces lost with the disposal of existing car parks, listed within paragraph 3.2 of the report. The Portfolio Holder for Finance, Town Centres and Growth advised that York Place

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tenants would not have reserved spaces and hotel staff and guests would all have to pay. Aspire may have permits but those would be on a limited basis. There would be 455 spaces available to the public and, of the 939 spaces currently available on existing car parks, usage was around 350 spaces. There was flexibility in that, if the car park was full every day disposal of one of the car parks, earmarked for disposal, would not go ahead.

The Leader confirmed that there was flexibility in that some of the surface car parks had been identified as brownfield sites which could be used for development.

Resolved: That, subject to Planning permission, the Deputy Chief Executive in consultation with the Portfolio Holder, Finance, Town Centres and Growth be authorised to:

- enter into a contract with Morgan Sindall for the construction of the Castle multi-storey car park for a sum of no more than £12m, to commence in August 2023
- enter into a contract with Morgan Sindall to carry out enabling and infrastructure works across the car park and wider Ryecroft site for a sum of no more than £1m,
- commence the associated process of Traffic Regulation Order consultation
- note the car parks that will be closed and disposed of for housing in accordance with an updated Asset Management Plan Strategy to be published in the Autumn of 2023.
- Complete all legal documentation to finalise land assembly.

[Watch the debate here](#)

8. PROPOSAL TO CONSULT ON A FIRST DRAFT LOCAL PLAN

The Portfolio Holder for Strategic Planning introduced report giving an update on the progress made with the draft Local Plan and seeking approval for an eight week public consultation.

This was a consultation exercise where the Council was putting out its suggestions and was looking for further suggestions and comments upon those made by the Council. The Portfolio Holder stated that the Plan was as much about protecting the Borough as building within it. Seven public consultation events had been scheduled and all comments upon the Plan would be accepted. The item would be discussed by the Economy and Place Scrutiny Committee this week and there would be a briefing for all Members.

The Leader stated that the Council had not had a relevant Local Plan since before 2012. The Local Plan would protect the local area and set out a framework for development up to 2040. This would be the greenest Local Plan that this Council had ever brought forward, controlling development and giving an offset of biodiversity and nature and the latest sustainable development policies.

Councillor Dave Jones asked for an update on how the changes to the legislation regarding housing targets, which had moved from a statutory minimum to an advisory minimum had been considered post consultation on the earlier stages of the Local Plan. The Portfolio Holder for Strategic Planning referred to paragraphs 5.2 and 5.3

of the report. At the time the report was written there had not been a final announcement on this subject – the consultation through the National Planning Policy Framework, so it was still unclear what the Government wanted to do or when they would respond to the consultation exercise.

- Resolved:**
- (i) That the draft Local Plan be approved for consultation purposes.
 - (ii) That the Deputy Chief Executive, in consultation with the Cabinet Member for Strategic Planning, be given delegated authority to:
 - (1) publish the First Draft Local Plan (Regulation 18) along with its Sustainability Appraisal and Habitats Regulations Assessment, for public consultation, and publish the range of supporting evidence base for the Local Plan and,
 - (2) to finalise the public consultation arrangements and all documentation for the First Draft Local Plan (Regulation 18)
 - (3) undertake any minor corrections and adjustments to the consultation documents as may be required
 - (iii) That a period of eight weeks consultation commencing on the 19th June 2023 until the 14th of August 2023, be approved on the First Draft Local Plan (Regulation 18) along with the Sustainability Appraisal and Habitats Regulations Assessment.
 - (iv) That a report be received at a future meeting summarising the findings of the consultation process.
 - (v) That it be noted that this report will be considered at the Economy and Place Scrutiny Committee on the 8th June 2023 and that an all Member Briefing Session will be provided on the 15th June 2023.

[Watch the debate here](#)

9. **ADOPTION OF STAFFORDSHIRE ADAPTATION STRATEGY**

The Portfolio Holder for Sustainable Environment introduced a report seeking adoption of the Staffordshire Adaptation Strategy which would set out areas for action.

The aim was for Staffordshire Councils to recognise that adapting to climate change was a vital part of planning for the future.

The Leader stated that Newcastle would be the first Authority in Staffordshire to adopt this important document.

- Resolved:**
- (i) That the Staffordshire Adaptation Strategy be formally adopted.

- (ii) The Council helps facilitate action contained within the Staffordshire Adaptation Strategy through its membership of the Staffordshire sustainability Board (SSB)

[Watch the debate here](#)

10. FINANCIAL & PERFORMANCE REVIEW REPORT 4TH QUARTER 2022-23

Cabinet considered the regular performance review report for Quarter 4, January – March 2023.

Resolved: That the contents of the attached report and appendices be noted, and that the Council’s service and financial performance for this period continue to be monitored and challenged.

[Watch the debate here](#)

11. FORWARD PLAN

The Leader went through the list of items scheduled for upcoming meetings.

Resolved: That the Forward Plan be received.

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12. URGENT BUSINESS

There was no Urgent Business.

13. DISCLOSURE OF EXEMPT INFORMATION

Resolved:- That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972.

14. EXTERNAL IT RESOURCE CONTRACT

Consideration was given to a report for an external IT resource contract.

Resolved: That the recommendations contained within the confidential report, be agreed.

**Councillor Simon Tagg
Chair**

Meeting adjourned at 3.18 pm