

CABINET

Tuesday, 18th March, 2025
Time of Commencement: 2.00 pm

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Present:	Councillor Simon Tagg (Chair)		
Councillors:	Sweeney	Fear	Hutchison
	Heesom	Skelding	
Officers:	Gordon Mole	Chief Executive	
	Simon McEneny	Deputy Chief Executive	
	Anthony Harold	Service Director - Legal & Governance /	
		Monitoring Officer	
	Sarah Wilkes	Service Director - Finance / S151 Officer	
	Andrew Bird	Service Director - Sustainable	
		Environment	
	Geoff Durham	Civic & Member Support Officer	
	Paul Dutton	Senior Media Officer	
	Sam Clark	Service Director - IT & Digital	

1. **MINUTE OF SILENCE**

A minute of silence was observed for the passing of the Mayor of Newcastle-under-Lyme Cllr Barry Panter.

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 4th February 2025 be agreed as a true and accurate record.

4. **WALLEYS QUARRY - ODOUR ISSUES**

The Leader introduced the regular update report on Walleys Quarry.

The Chief Executive presented the report highlighting that the operator entered into liquidation on 28th February and that the odours complaints had significantly reduced since the previous meeting, being now down to levels last seen in September 2023 and correlating with air quality data recorded by the Environment Agency.

The Leader brought to members' attention that legal action surrounding any criminality may yet be taken by the regulator. The appointed Liquidator had contacted the Council and the debts and creditors amongst which the Council in relation to the

abatement notice and business rates. The Leader reiterated that the priority for the site remained full capping and restoration.

The Deputy Leader reported having visited the area and not observed the odours which suggested the works were having an effect.

Cllr Fear also noticed the odours had dropped but would need to be reported to the Environment Agency and the Council if they were to be noticed again.

The Leader referred to a political leaders meeting that he chaired in the morning with the Environment Agency involving local MP, County Council, officers, Health and Police and Civil Contingency Units. A virtual public meeting was scheduled on 20th March. Information and link were available on the Environment Agency's website and would also be shared by the Council.

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

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5. PROPOSED CREATION OF LYME PARK COUNTRYSIDE PARK

The Portfolio holder for Sustainable Environment introduced the report on the proposed creation of a new Countryside Park on land at Keele for the benefit of residents and visitors.

The Leader welcomed the initiative, the land having been left to grow wild after the failure of the original golf course and several unsuccessful proposals of which housing development and another golf course. A countryside park would ensure the site and biodiversity infrastructure remain protected and complement the 850 trees Lime Forest planted on the edge of Silverdale.

Cllr Fear and the Deputy Leader were also enthusiastic about the project.

Resolved: (i) That the development of a Countryside Park on land at Keele, be approved.

(ii) That the action detailed in the report to progress the project, be implemented.

(iii) That the Portfolio holder for Sustainable Environment work with Officers on those actions and report back to Cabinet.

[Watch the debate here](#)

6. EXPANSION OF RECYCLING MATERIALS COLLECTED TO INCLUDE FLEXIBLE PLASTICS & CARTONS

The Portfolio Holder for Sustainable Environment presented the report on the expansion of recycling materials collected to include flexible plastics (film, wrappers, bags) and cartons to the Council's existing kerbside recycling collection scheme from April 2025, which would come two years ahead of the government's mandatory requirement.

The Leader welcomed the initiative although shared his disappointment that financial support had not been received from the government despite funding being now provided across the country.

The Portfolio Holder for Sustainable Environment advised that a response was still awaited from the local MP to whom he would write in the afternoon.

The Leader emphasized the advantages of including items such as old DVDs.

Cllr Heesom and the Deputy Leader expressed their support to the policy.

Resolved: (i) That the inclusion of collecting flexible plastics (film wrappers, bags) and cartons into the Councils existing kerbside recycling collection service, be agreed.

(ii) That the Council work in partnership with Stafford Borough Council (subject to its Cabinet approval) and Veolia to communicate to residents on the inclusion of these additional materials with the existing dry recycling collection service.

[Watch the debate here](#)

7. CONTRACT AWARD FOR RYECROFT

The Leader introduced the report on the Contract Award for the Ryecroft site in Newcastle Town Centre. The Deputy Leader provided further details.

Resolved: (i) That the progress made to date by Capital & Centric on the Ryecroft project in Newcastle Town Centre, be noted.

(ii) That it be recommend that Council:

- a. approve expenditure of up to (£34,444,256 or £33,131,668 minus costs already approved) to complete the Ryecroft scheme to practical completion in readiness for occupation;
- b. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress legal agreements, subject to planning approval, to enable the appointment of Capital & Centric under a Development Services Agreements (DSA) for the development of the scheme through a direct award under the Pagabo Development Management Framework;
- c. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress the legal agreement for the 'buy back' of the schemes by Capital & Centric upon completion of the developments.
- d. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth to progress legal agreements to enable the sale of a portion of the

Ryecroft site to Aspire Housing for their development on the site which they will be undertaking directly with Capital & Centric.

- e. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth to progress the legal agreements with Homes England to accept a grant as a subsidy for the development and become the accountable body for the grant, subject to Homes England approving the grant.

[Watch the debate here](#)

8. CONTRACT AWARD FOR ASTLEY PLACE

The Leader introduced the report on the Contract Award for the former York Place site, now Astley Place. The Deputy Leader provided further details.

Resolved:

- (i) That the progress made to date by Capital & Centric on the partially demolished Astley Place project in Newcastle Town Centre.
- (ii) That it be recommended that Council:
 - a. approve expenditure of up to (either £18,213,758 in total or £16,111,895 minus costs already approved) to complete the Astley Place scheme to practical completion in readiness for occupation;
 - b. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress legal agreements, subject to planning approval, to enable the appointment of Capital & Centric under a Development Services Agreements (DSA) for the development of the scheme through a direct award under the Pagabo Development Management Framework;
 - c. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress the legal agreement for the 'buy back' of the schemes by Capital & Centric upon completion of the developments.
 - d. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth to progress the legal agreements with Homes England to accept a grant as a subsidy for the development and become the accountable body for the grant, subject to Homes England approving the grant.

[Watch the debate here](#)

9. CONTRACT AWARD FOR THE FORMER MIDWAY CAR PARK

The Leader introduced the report on the Contract Award for the development of the former Midway Car Park. The Deputy Leader provided further details.

- Resolved:**
- (i) That the progress made to date by Capital & Centric on the now closed Midway Car Park project in Newcastle Town Centre, be noted.
 - (ii) That it be recommended that Council:
 - e. approve expenditure of up to (either £37,518,885 or £35,954,885 minus costs already approved) to complete the Midway scheme to practical completion in readiness for occupation;
 - f. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress legal agreements, subject to planning approval, to enable the appointment of Capital & Centric under a Development Services Agreements (DSA) for the development of the scheme through a direct award under the Pagabo Development Management Framework;
 - g. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships to progress the legal agreement for the 'buy back' of the schemes by Capital & Centric upon completion of the developments.
 - h. authorise the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth to progress the legal agreements with Homes England to accept a grant as a subsidy for the development and become the accountable body for the grant, subject to Homes England approving the grant.

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10. UK SHARED PROSPERITY FUND 2025-26

The Leader introduced the report on the delivery of the Shared Prosperity Fund (SPF) which would be running until the end of March, outlining the positive impact of the interventions thereby financed and the proposed programme for 2025/26 as endorsed by the Newcastle SPF Board.

The Deputy Leader expressed his support to the report and commented on the origin of the fund which would have come out of the European Union budget and was now going directly to local government post Brexit as noted by the Leader.

Cllr Skelding welcomed the recommendations although pointing out that the amounts to be expected going ahead had reduced. Several initiatives promoting the cultural heritage of the borough had been made possible thanks the SPF and it was appreciated that this would now also be going towards open spaces.

- Resolved:**
- (i) That the delivery of the SPF programme be noted and that the Deputy Chief Executive in conjunction with the Deputy Leader of the Council and Portfolio Holder - Finance, Town Centres and Growth is authorised to approve any under spend within the funding available.

(ii) That any funding allocated as part of the UK Shared Prosperity Fund 2025/26 as the accountable body, be accepted.

(iii) That the Newcastle SPF Board continue to be supported and the delivery of interventions in line with the national SPF programme and investment plan also be supported.

(iv) That the Deputy Chief Executive in conjunction with the Deputy Leader of the Council and Portfolio Holder - Finance, Town Centres and Growth, be authorised to:

- a. enter into any Grant Funding Agreements with the Government as required for the programme
- b. deliver with any amendments as necessary, the projects as required to meet the interventions;
- c. award contracts or Funding Agreements to deliver the range of projects to meet the interventions required

(v) That further updates be received on the availability of future SPF or future investment programmes as announced by Government.

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11. FORWARD PLAN

Resolved: That the Forward Plan be received and noted.

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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 of the following matter because it was likely that there would be disclosure of exempt information as defined in paragraphs 3 in Part 1 of Schedule 12A of the Local Government Act, 1972.

14. CCTV IN NEWCASTLE TOWN CENTRE - CONTRACT RENEWAL

Resolved: That the recommendation, as set out in the confidential report, be agreed.

**Councillor Simon Tagg
Chair**

Meeting concluded at 2.50 pm