



Middlesbrough
Development
Corporation

Middlesbrough Development Corporation Annual General Meeting (AGM)

Date: Friday, 24th July at 10:00am

Venue: Mandela Room, Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ

Membership:

Tony Parkinson (**Independent Chair**)
Mayor Chris Cooke (Middlesbrough Mayor) (**Vice Chair**)
Tony Grainge (Independent member)
Riaz Hameed (Independent member)
Martin Raby (Independent member)
Matt Storey (Independent member)

Associate Membership:

Tom Bryant (Chief Executive, TVCA)
Erik Scollay (Chief Executive, Middlesbrough Council)



Anything is possible

AGENDA

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest**

To receive any declarations of interest.

3. **Governance and Appointments**

To confirm appointments to the Middlesbrough Development Corporation Board.

4. **Date and Time of Future Meetings**

Monday, 7 September 2026

Tuesday, 1 December 2026

(All the above meetings to commence at 10:00am)

Middlesbrough Development Corporation Declaration of Interests Procedure

1. The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit & Risk Committee on the procedure for declaring interests. The procedure is set out in full in the Development Corporation's Constitution under the "Code of Conduct for Members" (Appendix 2).

Personal Interests

2. The Code of Conduct sets out in full, the principles on the general conduct of members in their capacity at the Development Corporation. As a general principle, members should act impartially and should not use their position at the Development Corporation to further their personal or private interests.
3. There are two types of personal interests covered by the Constitution:
 - a. "disclosable pecuniary interests". In general, a disclosable pecuniary interest will involve any financial interests, such as paid employment or membership of a body, interests in contracts, or ownership of land or shares. Members have a pecuniary interest in a matter where there is a reasonable likelihood or expectation that the business to be considered will affect your well-being or financial position, or the well-being or financial position of the following persons:
 - i. a member of your family;
 - ii. any person with whom you have a close association;
 - iii. in relation to a) and b) above, their employer, any firm in which they are a partner, or a company of which they are a director;
 - iv. any person or body in whom persons described in a) and b) above have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
 - v. any body as described in paragraph 3 b) i) and ii) below.
 - b. Any other personal interests. You have a personal interest in any business of the Development Corporation where it relates to or is likely to affect:
 - i. any body of which you are a member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
 - ii. any body which:
 - exercises functions of a public nature;
 - is directed to charitable purposes;

- one of whose principle purposes includes influencing public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management).

Declarations of interest relating to the Councils' commercial role

4. Financial relationships between the Development Corporation and individual councils do not in themselves create a conflict of interest for Council Leaders who are also Development Corporation Board members. Nor is it a conflict of interest if the Development Corporation supports activities within a council boundary. Nevertheless, there are specific circumstances where the Board may consider entering into direct contractual arrangements with a council, for example in relation to a particular commercial investment project, or in which that council is a co-funder. In these circumstances a non-pecuniary declaration of interest should be made by the Council Leader or their substitute.

Procedures for Declaring Interests

5. In line with the Code of Conduct, members are required to adhere to the following procedures for declaring interests:

Register of Interests

6. Each member is required to complete a register of interests form with their personal interests, within 28 days of their appointment to the Development Corporation. If no declaration is received from elected members within 28 days the matter may be referred to the Head of Paid Service of your local authority and Leader of the political group you represent on your council for action. If a Declaration is not submitted within an appropriate timescale you may be prevented from attending committee meetings. Details of any personal interests registered will be published on the Development Corporation's website, with the full register available at the Development Corporation's offices for public inspection. The form will be updated on an annual basis but it is the responsibility of each member to notify the Monitoring Officer of any changes to the register throughout the year. Notification of a change must be made to the Monitoring Officer within 28 days of becoming aware of that change.

Declaration of Interests at Meetings

7. The Development Corporation will include a standing item at the start of each statutory meeting for declaration of interests. Where members are aware that any of their personal interests are relevant to an item of business being considered at a meeting they are attending, they must declare that interest either during the standing item on the agenda, at the start of the consideration of the item of business, or when the interest becomes apparent, if later.
8. Where members consider that their interest could be considered by the public as so significant that it is likely to prejudice the members' judgement then they may not participate in any discussion and voting on the matter at the meeting, but may attend the meeting to make representations, answer questions or give evidence relating to the business, before it is discussed and voted upon.
9. If the interest is a disclosable pecuniary interest (as summarised in paragraph 3a) then the member must leave the meeting room during discussion and voting on the item of business, but may make representations, give evidence and answer questions before leaving the meeting room. Failure to comply with the requirements in relation to disclosable pecuniary interests is a criminal offence.

Sensitive Information

10. Members can seek the advice of the monitoring officer if they consider that the disclosure of their personal interests contains sensitive information.

GOVERNANCE AND APPOINTMENTS

SUMMARY

This report details various appointments for noting by the Middlesbrough Development Corporation Board at its Annual General Meeting (AGM).

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

- (1) **NOTES** its membership as set out at paragraph 2.3.
- (2) **NOTES** the appointment by the Tees Valley Mayor of Tony Parkinson as the Independent Chair of MDC Board.
- (3) **NOTES** the elected member of Middlesbrough Council (MBC) as Vice Chair of the MDC Board.
- (4) **NOTES** the membership of the MDC Audit & Governance Committee.
- (5) **NOTES** the appointment by the Tees Valley Mayor of the Chair of the MDC Audit & Governance Committee.
- (6) **NOTES** the Members Allowance Scheme for 2026-2027 is under review and will be presented at a future MDC Board meeting.
- (7) **RECONFIRMS** the Planning Scheme of Delegation as detailed at **Appendix 1**.
- (8) **RECONFIRMS** the position that the MDC Board is the decision maker for MDC Planning applications.
- (9) **APPROVES** and **NOTES** the proposed dates for the ordinary meetings of MDC as detailed below at paragraph 6.
- (10) **NOTES**: Paul Bell, an independent member on the Middlesbrough Development Corporation has resigned.

DETAIL

1. Annual General Meeting - Middlesbrough Development Corporation Board (MDC)

This meeting serves as the Constitutional Annual General Meeting of the MDC.

2. Middlesbrough Development Corporation Board

2.1. Middlesbrough Development Corporation is responsible for delivering the agreed economic development and regeneration functions limited to the specified area of land at Middlesbrough.

2.2. Presently, the Middlesbrough Development Corporation Constitution states:

- appointments to the Board are approved by Cabinet following a proposal put to it by the Mayor.
- there shall be a minimum of 6 and a maximum of 10 Board Members in total.
- all Board members will serve for a period of two years or until the Annual General meeting following a Mayoral election but may be reappointed if so proposed by the Mayor.
- an elected member of Middlesbrough Council or the Mayor will be the Vice Chair of the Corporation Board.

Membership of Middlesbrough Development Corporation Board

2.3 The members identified below were appointed at the 2024 Combined Authority Cabinet Annual General Meeting to serve on the Board for a term of 2 years, ending on the Annual General Meeting of the Combined Authority Cabinet in 2026; or serve for so long as they hold the role to which they are appointed.

2.4 At the TVCA Cabinet meeting on 20 March 2026, the Tees Valley Mayor, Ben Houchen, announced a review of Middlesbrough and Hartlepool Development Corporation to consider whether it remains the appropriate delivery model for regeneration, in light of changes in policy, finance and the wider devolution landscape.

2.5 At the Combined Authority Cabinet Annual General Meeting on 26 June 2026, it was noted that existing Board Members' terms of office would be extended pending the outcome of the Mayoral review of the Development Corporations.

2.6 Associate Members are appointed in their role, and not personally.

MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Independent Chair	Tony Parkinson
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Mayor of Middlesbrough	Chris Cooke
Independent Member	Tony Grainge
Independent Member	Riaz Hameed
Independent Member	Martin Raby
Independent Member	Cleveland Police & Crime Commissioner (currently Matt Storey)
Substitute for Mayor of Middlesbrough	Councillor Theo Furness
Associate Member	TVCA Chief Executive (currently Tom Bryant)
Associate Member	Chief Executive, Middlesbrough Council (currently Erik Scollay)

- 2.7 MDC Board is asked to **NOTE** the appointments to the Middlesbrough Development Corporation Board, as detailed above.

Appointment of Chair of the MDC Board

- 2.8 Under the statutory framework governing Mayoral Development Corporations (MDCs), the Mayor holds the exclusive authority for appointing and concluding appointments of Chairs and Board members of MDCs situated within the Combined Authority's areas. This authority is derived from Section 107D(2) of the Local Democracy, Economic Development and Construction Act 2009, in conjunction with the Localism Act 2011 and the Tees Valley Combined Authority (Functions) Order 2017.
- 2.9 On 30 January 2026, TVCA Cabinet noted that, in accordance with the statutory powers conferred under the Local Democracy, Economic Development and Construction Act 2009, the Localism Act 2011, and support Orders, the Mayor appointed Tony Parkinson as Chair of Middlesbrough Development Corporation.
- 2.10 The Board Chair will be responsible for the proper running of the Board. They will guide and influence the Corporation at a strategic level providing confident, clear and consistent leadership.
- 2.11 The Board is asked to **NOTE** the appointment of Tony Parkinson as the Independent Chair of MDC Board, as detailed above.

Appointment of Vice Chair of the MDC Board

- 2.12 The Board is asked to **RECONFIRM** the Elected Member of Middlesbrough Council, Mayor Chris Cooke, as Vice Chair of the MDC Board.

3. Middlesbrough Development Corporation Audit & Governance Committee

- 3.1. Audit & Governance Committee is a statutory committee which assures sound governance and financial management of the Middlesbrough Development Corporation.
- 3.2. The Corporation Board shall establish an Audit & Governance Committee, the Mayor with the agreement with the Combined Authority shall appoint an Independent Chair of the Audit & Governance Committee who is not also a member of the Corporation Board. The Combined Authority's Audit & Governance Committee shall appoint one of its members to be a member of the MDC Audit & Governance Committee. The other members of the Audit & Governance Committee shall be appointed by the Board of the Corporation.
- 3.3. The member appointed by the Combined Authority's Audit & Governance Committee shall nominate a substitute member with the authority to act in their place on the MDC Audit & Governance Committee.
- 3.4. The members identified in the table below were appointed by the MDC Board to serve on the MDC Audit & Governance Committee for a term of 2 years.

Independent Member	Jonathan Munby
Independent Member	Matt Hewison
TVCA A&G Member	Cllr Nicky Walker
TVCA A&G Substitute Member	Cllr Jill Ewan

Appointment of Chair of the MDC Audit & Governance Committee

- 3.5. The Board is asked to **NOTE** the appointment by the Tees Valley Mayor of Jonathan Munby as Chair of the MDC Audit & Governance Committee.

4. MDC Planning Board

- 4.1. Planning powers were conferred on MDC on 1 June 2023 giving MDC the power to determine planning applications within the redline boundary.
- 4.2. It was confirmed at its meeting on 10 July 2023, that the MDC Board is the decision-maker for MDC planning applications.
- 4.3. The Board is asked to **RECONFIRM** the position that the MDC Board is the decision maker for MDC planning applications.

- 4.4. At its meeting on 19 July 2023, the Board was presented with a Scheme of Delegation for determination of planning applications (as detailed in **Appendix 1**). It sets out the criteria for those applications that will come for decision at Board meetings and those that will be delegated to an Officer on behalf of the Development Corporation.
- 4.5. The Board is asked to **RECONFIRM** the planning Scheme of Delegation as detailed at **Appendix 1**.

5. **Members Allowance Scheme**

The Board is asked to **NOTE** that the Member Allowance Scheme is under review, and a report will be presented to a future meeting.

6. **Dates for ordinary meetings of the Development Corporation**

Monday, 7 September 2026

Tuesday, 1 December 2026

FINANCIAL IMPLICATIONS

7. Support for the governance of the Tees Valley Combined Authority is provided from within the Authority's core budget, as agreed by Cabinet through the annual budget process, and funded through resources devolved from central government.

LEGAL IMPLICATIONS

8. The report relates to the Constitution of the Middlesbrough Development Corporation which sets out the appropriate statutory framework. The Constitution was updated and approved by TVCA Cabinet on 27 June 2025 and is legally binding.
9. The Localism Act 2011 ("the Act"), Schedule 21, provides the legal framework for the membership and remuneration for Mayoral Development Corporations. This legislation needs to be read in conjunction with the Tees Valley Combined Authority (Functions) Order 2017 ("the Order"), Schedule 1, which amends the wording of the Act.
10. The Act as amended by the Order states:
 - 10.1. A Mayoral development corporation ("MDC") is to consist of such number of members (being not less than six) as the Combined Authority may from time to time appoint.
 - 10.2. The Combined Authority must appoint at least one elected member from the Local Authority area the MDC sits in.
 - 10.3. The Tees Valley Mayor must appoint one of the Corporations members to Chair the MDC.
11. In respect of remuneration the Act as modified by the Order states as follows:
 - 11.1. An MDC may pay remuneration, travelling expenses and other allowances, and sums in respect of pensions and gratuities. Remuneration and/or pension payments cannot be made to any elected member of the Tees Valley area, unless they act as chair in which case they can be remunerated for that role.
 - 11.2. The Combined Authority determines rates and eligibility criteria in respect of the above.
12. S.107D(2) Local Democracy, Economic Development and Construction Act 2009 and S.5(1) states that the functions above conferred to the Combined Authority are general functions exercisable by the Mayor.

13. Therefore, the appointment of Board Members to the Development Corporation, the appointment of the Development Corporation Chair, and the ability to determine rates and eligibility criteria for remuneration are functions that only the Mayor can exercise. The Mayor can exercise these functions personally or delegate them to the Deputy Mayor or an Officer of the Combined Authority.

RISK ASSESSMENT

14. This report is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

EQUALITY & DIVERSITY

15. The subject of this report is not expected to have any impacts on groups of people with protected characteristics.

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Scheme of Delegation

The Table below sets of the scheme of delegation for Middlesbrough Mayoral Development Corporation for functions relating to town and country planning and development control within the Mayoral Development Areas.

In respect of those powers that are shown shaded in the Table, the Board of Middlesbrough Mayoral Development Corporation will be the body exercising the functions in all or certain occasions.

Power	Delegation
Power to determine applications for planning permission	Head of Planning of Middlesbrough Mayoral Development Corporation. Matters which must be referred to the Board of Middlesbrough Mayoral Development Corporation: Any application which has received more than five material planning objections from separate addresses. Any application with an Officer recommendation to approve which is significantly contrary to current planning policy.
Power to defend planning appeals	Head of Planning of Middlesbrough Mayoral Development Corporation
Power to determine applications to develop land without compliance with conditions previously attached	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation
Power to grant retrospective planning permission for development already carried out	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation
Power to decline to determine applications for planning permission	Head of Planning of Middlesbrough Mayoral Development Corporation.
Duties relating to the making of determinations of planning applications	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine applications for planning	Board of Middlesbrough Mayoral Development

permission made by a local authority/Mayoral Development Corporation, alone or jointly with another person	Corporation
Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to enter into agreement regulating development or use of land. (S.106 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue a certificate of existing or proposed lawful use or development	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to serve a completion notice. (S.94 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to grant consent for the display of advertisements	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation.
Power to authorise entry onto land. (S196A TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to require the discontinuance of a use of land.	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to serve a planning contravention notice, breach of condition notice or stop notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue an enforcement notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to apply for an	Head of Planning of Middlesbrough Mayoral Development

injunction restraining a breach of planning control	Corporation.
Power to defend appeals against Enforcement Notices	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine applications for hazardous substances consent, and related powers	Board of Middlesbrough Mayoral Development Corporation.
Duty to determine conditions to which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites, or mineral permissions relating to mining sites, as the case may be, are to be subject.	Head of Planning Middlesbrough Mayoral Development Corporation.
Power to require proper maintenance of land. (S.215 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine application for listed building consent, and related powers	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation.
Power to serve a building preservation notice, and related powers	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue enforcement notice in relation to demolition of unlisted building in conservation area	Head of Planning of Middlesbrough Mayoral Development Corporation.
Powers to acquire a listed building in need of repair and to serve a repairs notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to apply for an injunction in relation to an	Head of Planning of Middlesbrough Mayoral Development Corporation.

unlisted listed building	
Power to authorise stopping up, diversion, or creation Orders in respect of Public Rights of Way, following the statutory advertising period	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to execute urgent works. (S.54 Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990.	Head of Planning of Middlesbrough Mayoral Development Corporation.
Powers relating to the preservation of trees and protection of important hedgerows	Head of Planning of Middlesbrough Mayoral Development Corporation.

Glossary

Material Planning Consideration - A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission). The Development Corporation must have regard to all material considerations when making a decision and these include, but are not limited to, the following:

How the application complies with national, local planning policies, neighbourhood plans and guidance;

Whether there are any other issues or planning constraints affecting the site, such as flood risk, contaminated land, conservation areas, listed buildings etc;

How the development fits in with its surroundings;

Design and appearance;

Scale;

Materials;

Access;

Traffic generation;

Use/activity to be carried out;

Nuisance eg noise;

Contribution to any significant local, national or international objective;

Previous appeal decisions;

Compliance with Central Government's National Planning Policy Framework;

Central Government's planning circulars eg affordable housing, planning gain, and the historic environment.

Non-Material Planning Consideration - The following are examples of issues that the Development Corporation cannot give weight to when making a planning decision:

Personal circumstances of the applicant;

Private rights and covenants;

Boundary disputes/ownership matters;

Other legislation such as the Party Wall Act;

Protection of a view;

Property values/financial loss.

The amount of opposition or support for a scheme does not in itself constitute a reason for either granting or refusing planning permission.

Material Planning Objection – An objection based on a material planning consideration.

Outline Planning Application - Outline planning applications are used to gain an understanding as to whether the nature of a development is acceptable, this can help ensure viability up front as some detailed technical work can be carried out at a later stage. Specific details known as 'reserved matters' can then be confirmed later. Allowing for planning permission to be granted subject to the condition that reserved matters are approved before development begins.

Reserved matters: Matters which (those which can be withheld under outline planning permission) can include:

Appearance- aspects of a building or place which affect the way it looks, including the exterior of the development;

Means of access- covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site;

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen;

Layout- includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development; and

Scale- includes information on the size of the development, including the height, width and length of each proposed building.

Full Application – A detailed planning application supported by a range of technical reports and detailed plans. All matters and material considerations must be satisfied before a decision is made.

Advert Application – An application seeking consent to display an advert. A decision must only take into account public safety and amenity, e.g. impact of illumination on dwellings/road users, proliferation of adverts within an area, distractions to road users etc.

Listed Building Consent – An application required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.

Hazardous Substances Consent – Application to store or use hazardous substances at or above defined limits. This relates, but is not limited, to explosives, flammable aerosols/gases/liquids, self-reactive substances/mixtures/organic peroxides etc.