



Middlesbrough
Development
Corporation

Middlesbrough Development Corporation Board

Annual General Meeting

Date: Monday, 1 July 2024, at 1.00pm

Venue: Tees Valley Combined Authority, Teesside International Airport, Darlington, DL2 1NJ

***Membership**

*Board Member appointments to the Middlesbrough Development Corporation Board are to be approved at Cabinet AGM on Thursday, 27 June 2024, the details of which are to be confirmed by the Middlesbrough Development Corporation Board under agenda item 4, 'Governance and Appointments'.



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. Minutes of the Previous Meeting

To approve as a correct record the minutes of the meeting held on Wednesday, 14 March 2024.

4. Governance and Appointments

To confirm appointments to the Middlesbrough Development Corporation Board.

(Appendix 1 to this report is not for publication by virtue of paragraphs 1 (information relating to any individual) and 2 (information which is likely to reveal the identity of any individual) of schedule 12A of the Local Government Act 1972)

5. Date and Time of Future Meetings:

Thursday, 25 July 2024
Thursday, 19 September 2024
Thursday, 19 December 2024
Thursday, 20 March 2025
Thursday, 19 June 2025

(All the above meetings to commence at 1.00pm)

Middlesbrough Development Corporation Board

Procedure for Declarations of Interest

The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit and Governance 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."

Personal Interests

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.

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) anybody 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) anybody 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) anybody which:

- exercises functions of a public nature;
- is directed to charitable purposes;
- one of whose principle purposes include 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

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

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

Register of Interests

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

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.

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.

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

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



MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Thursday, 14 March at 1.30pm

Tees Vally Combined Authority, Teesside Airport Business Suite, Teesside International
Airport, Darlington, England, DL2 1NJ.

*These minutes are in draft form until approved at the next Board meeting and are therefore
subject to amendments.*

ATTENDEES	
Members	
Mayor Ben Houchen (Chair)	Tees Valley Mayor
Mayor Chris Cooke	Middlesbrough Mayor (Elected Member of Middlesbrough Council)
Idrees Rashid	Independent member
Paul Booth	Independent member
Associate Members	
Julie Gilhespie	Associate Member
Officers	
Gary Macdonald	Group Director of Finance and Resources
Emma Simson	Acting Chief Legal Officer (Monitoring Officer)
Sarah Brackenborough	Head of Operations
Sarah Walker	Head of Investment Development
Amy Jiggins	Governance Officer
Helen Kemp	Head of Planning
Others in Attendance	
Justine Matchett	Nathaniel Lichfield and Partners
Richard Horniman	Middlesbrough Council
Apologies	
Mark Webster	Independent Advisor
Mieka Smiles	Independent member
Clive Heaphy	Associate Member
Steve Turner	Independent Member
MDC 52/2023	CHAIR'S WELCOME AND APOLOGIES FOR ABSENCE The Chair welcomed all in attendance to the Middlesbrough Development Corporation (MDC) Board meeting.
TEES VALLEY	

	Apologies for absence were submitted as detailed above.
MDC 53/2023	DECLARATIONS OF INTEREST The following declaration of interest was made: Chris Cooke (CC) – Acting on behalf of Middlesbrough Borough Council in his capacity as an Elected Member and Mayor of Middlesbrough Council.
MDC 54/2023	MINUTES OF PREVIOUS MEETING It was confirmed that highways representatives were to attend future Gresham workshop meetings. RESOLVED: That the minutes of the meeting held on 28 February 2024 were approved as a correct record.
MDC 55/2023	CHAIR'S UPDATE The Chair advised that he had nothing to add that was not covered elsewhere on the agenda. Questions and comments were invited from the Board. There were no questions or comments on this occasion. RESOLVED: That the Board noted the Chair's update.
MDC 56/2023	CHIEF EXECUTIVE'S UPDATE Julie Gillespie (JG) advised that she had nothing to add that was not covered elsewhere in the agenda. Questions and comments were invited from the Board. There were no questions or comments on this occasion. RESOLVED: That the Board noted the Chief Executive's update.
MDC 57/2023	GRESHAM UPDATE The Board was presented with a report which provided an update on the development of the Gresham scheme, the delivery of the site wide masterplan, and requested approval for the next stage of development funding. Sarah Walker (SW) informed the Board that the next stage was for more detailed work to be undertaken to identify options, viability gap and progress to planning submission stage. Questions and comments were invited from the Board.

Paul Booth (PB) expressed concern that part of the development needed to be distinctive, and this was not represented within the masterplan at present.

The Chair advised that the next stage enabled the Board to look at the different options available within the price ranges and that the Board wanted to be able to consider all options available. It was confirmed there were options at different scales for an ambitious but deliverable plan.

Chris Cooke (CC) questioned which parts of the masterplan were within the terms to be included. SW advised that mixed use and residential use were a core part of the masterplan. Evidence highlighted the demand for residential use.

JG advised that in terms of an aspirational masterplan the proportion of the mix may need to be reviewed.

CC raised concern about the north entrance points in relation to traffic, noting the issues already experienced in the area. SW advised that this will be considered in the next phase of development. The Chair advised that work was undertaken with highways, planning and Middlesbrough Council before the plans were submitted.

The Board noted that pre-planning engagement was to be undertaken with planning who will be attending future workshop sessions and Board meetings.

CC emphasised the importance of ensuring car parking provision was included in the masterplan. The Chair confirmed that parking on-site was included in the masterplan.


IR highlighted concerns raised by members of the local community in relation to the allocation of student accommodation resulting in a decline of supply for families. The Chair advised that the Board had made it clear in the framework that it was a mixed-use development, and part of what was being considered included some element of student accommodation. The Board requested further informal workshops in advance of any formal submission of planning applications.

The Chair noted the importance for ensuring both formal and informal community engagement so that all relevant groups were kept informed and had an understanding throughout the planning process.

In relation to the Crown, JG advised that the survey was in line with expected costs and would go ahead once the procurement process had been completed. It was anticipated that the results and recommendations will be presented to the first Board meeting after the mayoral election.

The Board were informed that the developers for the Gresham site had proposed some actions to enhance the appearance of the Crown and improve the access points around the building.

There was some discussion about the status of the local listing on the dome on the roof of the Crown. Justine Matchett (JM) advised that such detail could be considered as part of normal planning application processes.

	<p>RESOLVED – That the Board:</p> <ul style="list-style-type: none"> i. Approves the site wide Masterplan Document (Confidential appendix item 6.1). ii. Approves the draft Heads of Terms of the Development Management Agreement (Confidential appendix item 6.6) and delegates authority to the Chief Executive Officer, S73 Officer and Monitoring Officer to approve the terms of and enter into the Development Management Agreement on those terms. iii. Approves an allocation of £2m to fund the next phase of development.
<p>MDC 58/2023</p>	<p>PLANNING UPDATE</p> <p>The Board was provided with an updated position on planning service delivery and the status of planning applications.</p> <p>Helen Kemp (HK) provided an update on the position with the proposed MDC response to the consultation currently being run by Middlesbrough Council on the MBC Draft Local Plan. HK and officers from Lichfields had met MBC officers to discuss various elements of the local plan and how this could impact MDC and the meeting had been positive. This included confirming that proposed housing numbers within MDC sites were suggested minimums and issues related to the policies proposed such as terms of the housing mix and type and this would be captured as part of the consultation response submitted by MDC. It was noted that MDC and MBC officers would continue to work together on the Local Plan, as the process progresses, including support needed for the process of inspection by the Planning Inspector.</p> <p>The Board noted the consultation period ends 15 March 2024 and anything gathered as part of this was to be considered as part of the revision for the next part of the plan.</p> <p>RESOLVED: That the Board noted the updated position of planning service delivery and the status of planning applications submitted for consideration.</p>
<p>MDC 59/2023</p>	<p>NOTIFICATIONS OF DECISIONS</p> <p>The Board received notification of an urgent decision taken on 1 March 2024 in relation to Business Rates Relief. The decision was taken in accordance with paragraph 18 of the MDC Constitution.</p> <p>A copy of the urgent decision was included in the agenda pack.</p> <p>RESOLVED: That the Board noted the urgent decision taken in relation to Business Rates Relief in accordance with paragraph 18 of the MDC Constitution.</p>
	



60/2023	<p>DATE AND TIME OF NEXT MEETING</p> <p>The date and time of the next meeting was to be confirmed.</p> <p>The Chair thanked the Board for their attendance and closed the meeting.</p>
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AGENDA ITEM 4

REPORT TO THE MIDDLESBROUGH DEVELOPMENT CORPORATION (ANNUAL GENERAL MEETING)

MONDAY, 1 JULY 2024

REPORT OF THE ACTING CHIEF LEGAL OFFICER AND MONITORING OFFICER

GOVERNANCE AND APPOINTMENTS

SUMMARY

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

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

- (1) **APPROVE** the proposed amendment to the MDC Constitution detailed at 2.5.
- (2) **NOTE** its membership as set out in Confidential Appendix 1.
- (3) **APPROVE** the proposed amendment to the MDC Constitution as detailed at 3.5.
- (4) **RECONFIRM** the position that the MDC Board is the decision maker for MDC planning applications.
- (5) **RECONFIRM** the Planning Scheme of Delegation as detailed in Appendix 2.
- (6) **APPROVE** and **NOTE** the proposed dates for the ordinary meetings of MDC as detailed in paragraph 7.

DETAIL

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

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

2. Membership of the Middlesbrough Development Corporation Board

2.1 The MDC Constitution provides that the Corporation Board:

- (a) shall be appointed by the Tees Valley Combined Authority, following a proposal put to it by the Tees Valley Mayor;
- (b) the Chair of the MDC Board shall be the Tees Valley Mayor (or other Board Member nominated by him)
- (c) an elected Members of Middlesbrough Council or the Mayor of Middlesbrough shall be Vice Chair.

- 2.2 The Tees Valley Combined Authority held its Annual General Meeting on 27 June 2024 and the appointments to the Middlesbrough Development Corporation Board were made, as detailed in **Confidential Appendix 1**.
- 2.3 The Tees Valley Mayor proposed to Cabinet, a higher number of Board Members than is presently permitted by the MDC Constitution. It was agreed with Cabinet therefore that those members highlighted green at Appendix 1 would only be appointed to the MDC Board if the Board agreed to a proposal to amend the MDC Constitution to allow for a higher number of Board Members.
- 2.4 Presently, the MDC Constitution provides the following in respect of the Membership of the MDC Board:
- '12. There shall be a minimum of 6 (this being 5 Board members plus the TVCA Mayor) and a maximum of 8 Board Members in total. The Board shall always include at least one elected member of Middlesbrough Council.'*
- 2.5 It is proposed that to facilitate the wider Board, to provide a wider breadth of skills and experience and to ensure that the Board has resilience to ensure quoracy, Paragraph 12 of the MDC Constitution is amended to read:
- '12. There shall be a minimum of 6 and a maximum of 10 Board Members in total, in addition to the Tees Valley Mayor and either an elected Member of Middlesbrough Council or the Mayor of Middlesbrough.'*
- 2.6 The Board is asked to **APPROVE** the proposed amendment to the MDC Constitution detailed at 2.5.
- 2.7 The Board is asked to **NOTE** its membership as set out in Confidential Appendix 1.
- 3. Middlesbrough Development Corporation – Audit & Governance Committee**
- 3.1 The MDC Constitution provides that the Corporation shall establish an Audit & Governance Committee and that the Tees Valley Mayor shall appoint a chair of the Corporation's Audit & Governance Committee with the remainder of the members appointed by the Board.
- 3.2 At its meeting on 29 November 2023 the Board agreed that the Middlesbrough Development Corporation Audit & Governance Committee shall include up to 5 Independent Members.
- 3.3 To date, there has been the appointment of two independent members of the Audit Committee and the recruitment process is actively continuing.
- 3.4 The MDC Constitution provides that:
- '39. The Corporation shall establish and Audit Governance Committee. The Tees Valley Mayor with the agreement of the Combined Authority shall appoint a Chair of the Audit & Governance Committee. The other members of the Audit & Governance Committee shall be appointed by the Board.'*

- 3.5 To ensure a link between the Development Corporation Audit Committee and the TVCA Audit Committee, it is proposed that Paragraph 39 of the MDC Constitution be amended, to allow for the TVCA Audit & Governance Committee to appoint one of its Members to the MDC Audit & Governance Committee, to read as follows:

'The Corporation shall establish a Group Audit & Governance Committee. The Tees Valley Mayor, with agreement of the Combined Authority Cabinet, shall appoint an independent Chair of the Audit and Governance Committee who is not also a member of the Corporation's Board. The Combined Authority's Audit and Governance Committee shall appoint one of its members to be a member of the Corporation's Audit and Governance Committee. The other members of the Corporation's Audit and Governance Committee shall be appointed by the Board.'

- 3.6 The Board is asked to **APPROVE** the proposed amendment to the MDC Constitution detailed at 3.5.

4. MDC Planning Board

- 4.1 Planning powers were conferred on to 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 19 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 the determination of planning applications (as detailed in Appendix 2). 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 in Appendix 2.

5. Members Allowance Scheme

Members travel and subsistence allowances for the year 2024-25 is detailed in **Appendix 3**. (Subject to approval by TVCA Cabinet at its Annual General Meeting on Thursday, 27 June 2024)

6. Middlesbrough Development Board Constitution

A full review of the Constitution will be presented to Board in September, alongside the proposals to respond to the Tees valley Review.

7. Dates for ordinary meetings of the Development Corporation:

The Board is asked to **APPROVE** and **NOTE** the following dates for ordinary meetings of the MDC:



Thursday, 25 July 2024
Thursday, 19 September 2024
Thursday, 19 December 2024
Thursday, 20 March 2025
Thursday, 19 June 2025

FINANCIAL IMPLICATIONS

8. 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

9. The report relates to the Constitution of the Middlesbrough Development Corporation which sets out the appropriate statutory framework. The Constitution came into effect on 20th March, 2023 and is legally binding.

RISK ASSESSMENT

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

Name of Contact Officer: Emma Simson
Post Title: Acting Chief Legal Officer and Monitoring Officer
Telephone Number: 01325 792600

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.

TVCA GROUP MEMBERS' ALLOWANCES SCHEME

1st APRIL 2024 TO 31st MARCH 2025

In accordance with the Local Authorities (Members' Allowances) (England) Regulations 2003 (as amended) ("the Regulations"), the Tees Valley Combined Authority Group's scheme for the payment of Expenses, with effect from 1st April 2024 is as follows:

It is hereby agreed that members' expenses shall only be payable for travel outside of the Tees Valley, this includes the independent members of the Audit and Governance Committee.

The Mayor and the Chair of the Business Board may, however, claim expenses for travel within as well as outside the Tees Valley.

Travel and Subsistence Expenses

- Mileage Expenses
 - Member's motorcycle 21.45p per mile
 - Member's car 46.9p per mile (or round trip journeys in excess of 75 miles, all miles in excess of 75 will be paid at the lower mileage rate of 13.7p per mile)
 - Bicycle/Cycle 23p per mile
 - In addition, 5p per mile can be claimed for each passenger carried (up to a maximum of 4) to whom a travelling allowance would otherwise be payable
- Subsistence Overnight Allowance
 - Subsistence Overnight Allowance or for an annual conference of the Local Government Association (including or not including an annual meeting) or of such other association of bodies as may be approved. This allowance would normally cover the cost of accommodation
- Expenses may be paid for:
 - a meeting of some other body to which the Combined Authority makes appointments or nominations, or
 - a meeting which has both been authorised by the Combined Authority or a committee or sub-committee of the Combined Authority and one or more other authorities, a meeting of a local authority association of which the Combined Authority is a member, or
 - any other duty approved by the Combined Authority in connection with discharging the duties of the Combined Authority or its committees or sub-committees.

Within the context of this section of the Scheme "Member" includes a Substitute Member.

- General
 - A person may, by notice in writing given to the Proper Officer of the Combined Authority, elect to forgo their entitlement or any part of his/her entitlement to Expenses
 - The time limit from the date on which an entitlement to an allowance arises during which a claim for the allowance must be made by the person to whom they are payable is two months

- This will not however prevent the Combined Authority from making a payment where the allowance is not claimed within the period specified in the scheme should the circumstances justify doing so
- Where a Member of the Combined Authority is also a member of another authority, that Member may not receive Expenses from more than one authority in respect of the same duties
- Where a Member's employer pays or has paid the Member's Expenses, that Member may not also receive Expenses from the Combined Authority
- Where payment of any allowance has already been made in respect of any period during which the Member concerned:- (i) ceases to be a Member of the Combined Authority; or (ii) is in any other way not entitled to receive the Expenses in respect of that period, the Combined Authority may require that such part of the allowance as relates to any such period be repaid to the Combined Authority.