



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.

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	<p>CHAIR'S WELCOME AND APOLOGIES FOR ABSENCE</p> <p>The Chair welcomed all in attendance to the Middlesbrough Development Corporation (MDC) Board meeting.</p> <p>Apologies for absence were submitted as detailed above.</p>
MDC 53/2023	<p>DECLARATIONS OF INTEREST</p> <p>The following declaration of interest was made:</p> <p>Chris Cooke (CC) – Acting on behalf of Middlesbrough Borough Council in his capacity as an Elected Member and Mayor of Middlesbrough Council.</p>
MDC 54/2023	<p>MINUTES OF PREVIOUS MEETING</p> <p>It was confirmed that highways representatives were to attend future Gresham workshop meetings.</p> <p>RESOLVED: That the minutes of the meeting held on 28 February 2024 were approved as a correct record.</p>
MDC 55/2023	<p>CHAIR'S UPDATE</p> <p>The Chair advised that he had nothing to add that was not covered elsewhere on the agenda.</p> <p>Questions and comments were invited from the Board. There were no questions or comments on this occasion.</p> <p>RESOLVED: That the Board noted the Chair's update.</p>
MDC 56/2023	<p>CHIEF EXECUTIVE'S UPDATE</p> <p>Julie Gilhespie (JG) advised that she had nothing to add that was not covered elsewhere in the agenda.</p> <p>Questions and comments were invited from the Board. There were no questions or comments on this occasion.</p> <p>RESOLVED: That the Board noted the Chief Executive's update.</p>
MDC 57/2023	<p>GRESHAM UPDATE</p> <p>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.</p> <p>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.</p> <p>Questions and comments were invited from the Board.</p> <p>Paul Booth (PB) expressed concern that part of the development needed to be distinctive, and this was not represented within the masterplan at present.</p>

	<p>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.</p> <p>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.</p> <p>JG advised that in terms of an aspirational masterplan the proportion of the mix may need to be reviewed.</p> <p>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.</p> <p>The Board noted that pre-planning engagement was to be undertaken with planning who will be attending future workshop sessions and Board meetings.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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> <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
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	<p>approve the terms of and enter into the Development Management Agreement on those terms.</p> <p>iii. Approves an allocation of £2m to fund the next phase of development.</p>
MDC 58/2023	<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>
MDC 59/2023	<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>