

Meeting record

Regarding:

Magna Park Lutterworth Community
Liaison Group

Date:

Tuesday 22nd January 2019 6.30pm

Item	Minutes	Actions
1.	Apologies <ul style="list-style-type: none"> • Maggie Pankhurst – MPIBE • Jan Butcher – Claybrooke Magna PC • Brain Poulter – Lutterworth Town Council • Chris Faircliffe – Bitteswell PC • Ema Jones - Senior Engineer, Freight Management, Warwickshire County Council Freight Officer • Nick Dauncey– Warwickshire County Council Officer • Councillor Tony Gillas – Rugby Borough Council 	
2.	Agree minutes of 25th September 2018 Minutes were taken as read and will be uploaded to the website.	
3.	Introductions DS introduced himself as the new chair of the Community Liaison Group following the departure of Ellie Naismith from Newgate Communications. DS encouraged all members to introduced themselves: <ul style="list-style-type: none"> • Gwyn Stubbings – Gazeley (GS) • Bruce Topley – Gazeley (BT) • David Eden – Savills/ Gazeley (DE) • David Scane – Newgate Communications (Chair) (DS) • Kate Durrans – Newgate Communications (Secretariat) (KD) • Tony Quinn – TM Manager, Volker Fitzpatrick (TQ) • Angela Jeffrey – Estates Manager (AJ) • Barbara Dent – Monks Kirby PC (BD) • Bill Wooliscroft - Monks Kirby PC (BW) • Councillor Adrian Warwick – Warwickshire County Council (AW) • Edmund Hunt – Cotesbach PC (EH) • Ian Bentlett - Harborough Magna PC (IB) 	
4.	Update on construction DS introduced construction contractors Volker Fitzpatrick who were present at the meeting to provide a short presentation on the upcoming road works scheduled to take place.	

GS added that two contractors had been appointed to carry out construction work of the new warehouse unit. The first, TSL, who attended the previous meeting on 25th September 2018, is undertaking the construction of the consented building at Magna Park. The second, Volker Fitzpatrick, will be delivering the road infrastructure surrounding the site to support the new development.

The planned highways works are all permitted Under the planning application and technical highways approval process.

TQ introduced himself as TM Manager at Volker Fitzpatrick and informed members that the works will be undertaken from February until summer 2019. The first works will involve two-night time closures (20:00 – 06:00) to set up traffic management and then a 40mph single lane of traffic will run on the A5 north of the A4303 Cross in Hand roundabout to Woodway Lane.

In response to AW, TQ confirmed that this will be in place for the duration of the works.

TQ added that a new roundabout will also be installed where the A5 meets Mere Lane. To accommodate this, the road will also be widened and during this time, the junction of the A5 with Mere Lane would be closed during these works. All access to Mere Lane would be maintained via a diversion along Ullesthorpe Road/ Lutterworth Road.

In response to AW, TQ explained that the improvements to Mere Lane will be completed in two stages, and access along Mere Lane would only be restricted during the second phase:

- First phase of works – To complete the widening of Mere Lane, traffic management will be in place in the form of narrow lanes and access will be maintained whilst the work is underway.
- Second phase of works - Mere Lane will be closed to install the services required for the new permitted development, for example: electricity, water etc. At this time, the construction of the new permitted road, named Argosy Way will be built alongside two new roundabouts to support access to the new development.

There will also be a weekend closure planned for May 2019. During the closures of the A5, the signed diversion will be via the A4303 / M1 / M69.

In response to EH, TQ explained that the closure of Mere Lane will last approximately 2 ½ months and will commence in about 3 weeks' time.

In response to AW, GS confirmed that as part of the permitted development, a detailed construction management plan (CMP) had been submitted to the council and approved. Following this, in advance of this work being scheduled, all the necessary conditions had been discharged by the council.

GS added that a permitted routing plan had been agreed for all construction vehicles to ensure they would not travel through the neighbouring villages and towns.

In response to BW, GS confirmed that the new lorry routing plan that had been established through the Community Liaison Group was submitted as part of this CMP. This meant that construction vehicles would not be travelling through Pailton.

	<p>Further to this, BW asked if it would be possible to receive a copy of the construction management plan. GS agreed that this would be possible and issued alongside the minutes.</p> <p>In response to IB, TQ agreed that it was a long diversion for construction vehicles to take. However, explained that Volker Fitzpatrick and Gazeley wanted to ensure that their contractors did not travel through local villages. He added that if they do, contractors will be given a formal warning and not allowed back on site.</p> <p>In response to IB, TQ informed the group that all their contractor vehicles had markings on them, so they could be properly identified if they are caught travelling on an unpermitted route.</p> <p>In response to IB, TQ said that he will inform members of contractor vehicle markings, so they could identify them and inform Gazeley as required.</p> <p>GS noted to members that after in addition to improvements to the A5 and Mere Lane, improvements are also proposed to the Whittle roundabout. However, these would only consist of the lane closures and narrow lanes during the night time.</p> <p>In response to EH, TQ explained that, at the Whittle roundabout they will be making the westbound approach from the M1 a three-lane approach.</p> <p>About works at Frank Whittle roundabout, we are now closing the A426 from Lutterworth Golf club to Frank Whittle roundabout, as the road is not wide enough to be able to work there safely. By doing this we will be able to get a lot more of the work done hopefully in a shorter period. We have said that it will be closed for 5 months but for some of that time it will actually be open, as we would have finished on that side until we resurface it all. Access will be maintained to all of the villages via the A5 and Gibbet roundabout onto the A426.</p> <p>The closures will be on from approx. 8pm to 6am.</p> <p>In response to IB, TQ informed members that the 40mph speed limit will not be present along the whole of the A5 and will only be enforced on the stretch of the road where the works are taking place at that time.</p> <p>In response to BW, TQ added that works taking place at the Cross in Hand roundabout will only consist of lighting improvements.</p> <p>In response to IB, GS said that Gazeley were not making any improvements to the Gibbet Hill roundabout.</p>	<p>KD to issue CMP with minutes</p> <p>KD to provide members with contractor markings</p>
<p>5.</p>	<p>Update on planning applications</p> <p>DS informed members that GS would be providing a short update on the status of the hybrid planning application appeal.</p> <p>GS explained that all the work discussed in the previous item was already approved as part of the permitted development for the new industrial unit at Magna Park. He added that the timeline for completion of this development is scheduled for August 2019.</p>	

	<p>GS highlighted to members that as announced last week (16/01/19) in the Leicester Mercury that Wayfair will be leasing the new permitted unit upon its completion in August.</p> <p>GS added that alongside this, they will also be taking the currently vacant building situated to the front of the park, Building 2110. Operations at this unit are scheduled to start shortly.</p> <p>GS added that the occupation of Building 2110 was relevant to the Community Liaison Group because in response to comments raised the lighting on building 2110 had been reduced given its vacancy.</p> <p>BT informed members that as the building was now in use, usual lighting levels would resume.</p> <p>DE reminded members that it was important for members to inform the leaseholders as well as Gazeley of any complaints around lighting levels. He explained that this pressure would help to ensure lighting levels continued to be reduced.</p> <p>GS informed members that following the refusal of the hybrid application in January last year, the appeal Inquiry is scheduled to commence on the 26th March and should last approximately 2 weeks.</p> <p>In response to BW, GS explained that Wayfair is taking occupation of the new permitted building that is currently under construction and in addition, will also be taking occupation of the currently vacant building at the front of the park.</p> <p>In response to EH, GS highlighted to members that Wayfair is an online furniture retailer.</p> <p>BT added that the company is based in the US and is expanding rapidly in the UK and across Europe.</p> <p>GS explained that their occupation of Building 4400 at Magna Park was their first venture into the UK market.</p> <p>In response to BD, GS noted that he anticipated fewer lorry movements than estimated within the planning application approval .</p> <p>In response to IB, GS said that the Wayfair would be following the new lorry routing agreement for all movements to and from the park.</p> <p>In response to BW, GS added that despite having a building at present, the company would be following the new lorry routing map and not the old routing map for both buildings under their lease.</p>	
<p>6.</p>	<p>Briefing on bunding and landscape strategies at Magna Park</p> <p>DS explained that DE had prepare a short brief on the landscaping and bunding strategies following a request made by Chris Faircliffe at the previous meeting in September 2018.</p> <p>In response to EH, DE gave a short briefing on the landscaping strategies at Magna Park.</p> <p>DE informed members that as part of each leasehold, design guides were issued for leaseholders to follow.</p>	<p>KD to include landscaping and bunding strategy with minutes</p>

	<p>In response to EH, DE explained that the maintenance of the woodland areas surrounding Magna Park are the responsibility of Magna Park management.</p> <p>GS added that the leaseholders only have responsibility to maintain their bunding / landscaping contained within their site or individual demise.</p> <p>In response to EH, GS explained that it would be possible to show a map of the landscaping which is owned and maintained by the Magna Park management company.</p> <p>In response to EH, AW added that the landscaping of the bunding on the individual leaseholders should be screened by the area of landscaping provided and maintained outside each leasehold by Magna Park management company.</p>	<p>DS/BT/GS to provide map outlining responsibility of each area to members</p>
<p>7.</p>	<p>Future meetings and speaker suggestions</p> <p>In response to BW, KD explained that Ema Jones and Nick Dauncey had been in contact with Midlands Connect who had now expressed an interest in attending a meeting of the Community Liaison Group.</p> <p>Continued support was raised for inviting a member of Highway England to attend a meeting.</p> <p>TQ informed members that he had contacts there and would share them as appropriate.</p>	<p>KD to follow up with Ema Jones and Nick Dauncey regarding Midlands Connect opportunity</p>
<p>8.</p>	<p>AOB</p> <p>AJ informed members that relocation of the vehicle maintenance unit had now taken place and was situated on the ASDA site at the park.</p>	
<p>9.</p>	<p>Date of next meeting</p> <p>All agreed that the next meeting would take place on 21st May 2019.</p> <p>Meeting closed 19:15</p>	