

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison Group

**Date:**

Monday 9<sup>th</sup> September 2019

**Attendees:**

Rebecca Lees – Harborough District Council (RL)  
 Cllr Jo-Ann Allcoat – Claybrooke Magna PC (JA)  
 Cllr Bill Wooliscroft – Monks Kirby PC (BW)  
 Mrs Barbara Dent – Monks Kirby PC (BW)  
 Cllr Tony Hirons – Lutterworth TC (TH)  
 Cllr Tony Gillias – Rugby Borough Council (TG)  
 Cllr Geoff Turley – Ullesthorpe PC (GT)  
 Chris Faircliffe – Bitteswell and Bittesby PC (CF)  
 Cllr Edmund Hunt - Cotesbach PC (EH)  
 Angela Jeffrey – Magna Park (AJ)  
 Cllr Adrian Warwick – Warwickshire County Council (AW)  
 Jane Beaumont – Gazeley Centre for Dementia (JB)  
 Professor Jacqui Parkes -Gazeley Centre for Dementia (JP)  
 David Eden – Savills (DE)  
 Olivia Prisk – Gazeley (OP)  
 Gwyn Stubbings – Gazeley (GS)  
 Bruce Topley – Gazeley (BT)  
 David Scane – Newgate (DS)

Item	Minutes	Actions
1	<b>Apologies</b>  Cllr Ian Bentlett, Harborough Magna Parish Council	
2	<b>Agree minutes of 20<sup>th</sup> May 2019</b>  EH asked for the minutes to be corrected to reflect that he represented Cotesbach Parish Council and not Cotesbach Action Group.	DS
3	<b>Guest Speakers – Professor Jacqui Parkes and Jane Beaumont, The Gazeley Centre for Dementia [nb this item was moved forward on the agenda]</b>  JP and JB – Provided a presentation on the work of The Gazeley Centre.	

	<p>BT asked whether GC was looking to roll out the service in other locations in partnership with Dementia UK. JP confirmed that The Gazeley Centre was looking at other partnership models other than working with Dementia UK.</p> <p>TH asked when the centre would be open. JP confirmed it would open in the new year.</p> <p>EH enquired as to whether members had to pay to access the service. JP confirmed the work was funded by Gazeley and through grant funding. She added that people using the service often wanted to pay or contribute towards the cost.</p> <p>AW asked whether an approach had been made to Coventry and Warwickshire Councils. JP confirmed that no contact had been made with either Council. AW offered to introduce The Gazeley Centre to Warwickshire Council.</p> <p>EH asked if carers could take part in the sessions. JP explained that the workshops are varied to include some collaborative and some solo activities.</p>	
<p>4</p>	<p><b>Update on planning</b></p> <p>GS explained that since the last meeting in May, Gazeley had completed the 'Plot G' development, which had been occupied by Wayfair for the past three weeks.</p> <p>GS highlighted that some members of the CLG had been on a tour of the facility earlier in the day and offered to arrange an alternative tour for any members who were unable to attend the first tour.</p> <p>GS displayed the masterplan for the site, demonstrating the full extent of the areas to the north and south of Magna Park that benefited from planning permissions.</p> <p>GS explained that further archaeological trenching work was due to start on land to the north of Magna Park the following day (10<sup>th</sup> September).</p> <p>GS outlined that the planning permission granted for land to the north of Magna Park required a number of pre-commencement conditions and s106 obligations to be discharged prior to any development commencing and explained that Gazeley would now start working through these, although no major activity would be taking place on the site for some time.</p> <p>GS explained that Magna Park would now be divided into three areas; Magna Park north, Magna Park central and Magna Park south. All signage around the site would be amended to reflect this name change. AJ added that several initiatives were underway to improve wayfinding around the park.</p> <p>GS highlighted that Gazeley now controlled the area to the south of the masterplan previously known as Symmetry Park and would now be looking to bring forward the scheme which had gained planning permission in 2018. The previous owners of the site had submitted an infrastructure application including</p>	

	<p>earthworks and a main spine access, and all pre-commencement conditions had now been discharged.</p> <p>GS highlighted the benefits of Gazeley now controlling the whole of Magna Park, including the opportunity to deliver a joined-up approach to future development and benefits including funding for bus services and lorry parks.</p> <p>GS explained that a reserved matters application for four buildings had been submitted to Harborough District Council (HDC) which was validated on August 6<sup>th</sup>. A further detailed application would be submitted shortly for Building 8 to accommodate an increase in building height.</p> <p>EH requested GS elaborate on the issue of height. GS explained that Gazeley would like to develop a building that would be taller than the consented parameter plan would allow. In order to do so they would be submitting one application that accords with the outline permission and a separate standalone application dealing with the proposed height increase.</p> <p>EH said that Cotesbach Parish Council had not been notified of the submission of the reserved matters application for the site and would like to be sent more information.</p> <p>TH asked whether the buildings would include PV panels on the roofs. GS highlighted that the Wayfair building included PV panels, which had been a condition of the planning permission.</p> <p>TG suggested this would set a precedent for future developments. GS highlighted that Gazeley now retained a lot of its assets and had greater control over the installation of PV panels on the buildings.</p> <p>TG said that he would report this back to the planning department at Rugby Borough Council.</p> <p>CF asked whether the proposed development would fall under the remit of the Magna Park CLG. GS confirmed that the CLG would cover all of the existing and expanded Magna Park including “Magna Park South”.</p>	GS
5	<p>Update on construction work</p> <p>GS confirmed that the development of ‘Plot G’ was now complete. TH commented that the pedestrian crossing at the Whittle Roundabout was still to be finished.</p> <p>BT noted that two phases of development work is planned to commence to the south in November 2019 &amp; January 2020; the first would be the cut and fill earthworks, and the second would be vertical construction works.</p>	
6	<p><b>Update on highways</b></p> <p>GS confirmed that all highways work was now complete and open for traffic. This included the new roundabout and duelling of the A5 as well as improvements to the Whittle roundabout.</p>	

	<p>GS highlighted that Gazeley has an obligation requiring improvements to Gibbet Hill roundabout. Discussions have started with Highways England about the improvements works.</p> <p>TH asked about the nature of the improvement works proposed. GS said that Highways England had now changed position with regards to the detailed design prepared by Gazeley. At this stage the full extent of the improvements works are still to be agreed with HE but it was likely that a signalised junction would be introduced.</p> <p>TH highlighted that the roundabout has a big impact on surrounding villages and added that it was only a few years since improvements had been made to the traffic island. GS confirmed that the design needed to be revisited at the request of Highways England, who will be considering the revised design in the knowledge of the full extent of planning permissions granted at Magna Park.</p> <p>TG pointed out the importance that the junction of the Gibbet Island roundabout and A426 had on tail back into Rugby and rat running in villages including Harborough Magna and Montilo Lane. GS confirmed that this junction and the A426 would need to be ‘future proofed’.</p> <p>GS highlighted that there is now more certainty of the extent of what Magna Park will look like in 10/15 years’ time. Other recently consented schemes, including DIRFT (Prologis) and Rugby Gateway (SEGRO) also had obligations to improve or contribute financially to the improvements to the roundabout.</p> <p>CF requested that public maps / explorer stations should be introduced to the permissive paths near the Mere Lane lagoon to help people navigate the facility. GS noted this point.</p> <p>CF suggested that a traffic count be undertaken along Mere Lane to provide a baseline for future traffic movements should Gazeley later receive feedback from residents of the villages. GS noted this point.</p> <p>EH asked whether the works on the Whittle Roundabout were now complete. GS confirmed that the works were complete but having used it several times felt that there was a need for improved signage to ensure motorist were directed towards the correct lane. There was general agreement on this point within the group.</p> <p>GS highlighted that the improvements delivered off the back of ‘Plot G’ could accommodate future development. All works have now been permitted, and Highways England had asked Gazeley to put ducting in in case the roundabout needed to be signalised in the future.</p>	<p>GS</p> <p>GS</p>
<p><b>6</b></p>	<p><b>Future Meetings</b></p> <p>BW asked whether Gazeley had received any feedback from their invitation to Highways England to attend a meeting of the CLG. GS confirmed that an approach had been made, and he would follow up with them as it would be useful for someone to attend.</p>	<p>GS</p>

	<p>RL confirmed that the Lutterworth Town Centre Masterplan is due to be adopted in November 2019 and she would be able to provide an update at the next meeting.</p> <p>EH commented that if construction was due to start on the southern parcel at the end of the year then an update on the project, with a particular focus on the construction plan, would be useful including the contractor attending the next CLG.</p>	<p>GS / BT</p>
<p>7</p>	<p><b>AOB</b></p> <p>CF commented that the Magna Park website was unclear as to the details of the community fund. GS explained that the website was currently being re-worked and this information would become clearer once this work was complete.</p> <p>CF asked what the trigger point would be for an increase in value of the community fund and suggested that a new development should lead to an increase in the funding available. GS confirmed that as any new buildings became occupied this would trigger a financial contribution to the fund. Including the occupation of the Wayfair building. GS added that the current fund is likely to be restructured, with a review taking place later in the week.</p> <p>CF asked whether any potential changes to the community fund would be made in the public domain. GS confirmed that once an agreement had been reached as to what the fund would look like this would be discussed at a future CLG meeting.</p> <p>TG asked whether funding would be available for communities living on the other side of the A5. GS said that funding is available for some communities on the other side of A5 including Willey, which had recently successfully secured funding.</p> <p><b>GS highlighted the upcoming Funday on Saturday 14<sup>th</sup> September and the Magna Park charity bike ride taking place on 25<sup>th</sup> September.</b></p>	
<p>9</p>	<p><b>Date of next meeting</b></p> <p>All agreed that the next meeting would take place in January 2020. Gazeley is suggesting a meeting date of Monday 13<sup>th</sup> January.</p> <p><b>Meeting closed 19:45</b></p>	