

Meeting record

Regarding:

Magna Park Lutterworth Community Liaison Group

Date:

Wednesday 27th May 2020

Attendees:

Cllr Bill Wooliscroft – Monks Kirby PC (BW)
 Cllr Tony Gillias – Rugby BC (TG)
 Cllr Adrian Warwick – Warwickshire CC (AW)
 Rebecca Tomlin – Harborough DC (RT)
 Cllr Jo-Ann Alcoat – Claybrooke Magna PC (JA)
 Edmund Hunt – Cotesbach PC (EH)
 Charlie Farley – Cotesbach PC (CFa)
 Nigel Chapman – Bitteswell PC (NC)
 Chris Faircliffe - Bitteswell PC (CF)
 Robert Coleman – Lutterworth TC (RC)
 Gwyn Stubbings – Gazeley (GS)
 Bruce Topley – Gazeley (BT)
 Angela Jeffrey – Magna Park (AJ)
 Olivia Hinds – Gazeley (OH)
 David Scane – Newgate Communications (DS)
 Scott Harker – Newgate Communications (SH)

Item	Minutes	Actions
1	Apologies Joy Deacon, Clerk to Wibtoft Parish Council gave her apologies.	
2	Introduction DS welcomed everyone to the meeting and noted that this was the first CLG meeting to be held digitally due to the COVID-19 pandemic.	
3	Agree minutes of 20th January 2020 RC asked for an update on the community funding mentioned in the minutes of the previous meeting. GS confirmed that the Magna Park Community Fund is undergoing a transformation. A funding system is being set up that will be overseen by a new board of directors. GS confirmed that he would be one of these directors and would represent Gazeley and Magna Park on the board. The remaining members of the board will be representatives of the local community. The chair of the board will be	

	<p>Janette Ackerley. Other features of the revised system are still in the process of being finalised. The board are keen to launch the new fund ASAP but the COVID-19 pandemic has meant that the launch is likely to be delayed, possibly until the Autumn.</p> <p>With regards to people seeking funding now, GS confirmed that he was still receiving applications and that these would be passed on to be considered as part of the new fund but there would be a delay in any consideration until the new fund is launched.</p> <p>CF asked whether the correlation between the floorspace of Magna Park and the funding available would be retained in the new system. GS said that the new fund would make use of a substantial donation from Gazeley which is linked to the size of the existing Magna Park. Going forward the fund will receive additional donations from Gazeley as new facilities are built at Magna Park in years to come.</p> <p>GS also clarified that the new scheme will include maximum funding thresholds that are significantly higher than the existing threshold of £2,500. This will enable the new fund to support bigger projects going forward.</p> <p>TG asked GS whether he could give an indication of how far the geographical area of the new fund would extend into Warwickshire. GS said that the area covered by the revised scheme will be larger than that covered by the existing scheme. GS confirmed that he would look to provide a map of the revised geographical area soon.</p> <p>EH asked who would be on the board of directors for the new fund. GS said that the board will include up to 10 directors including himself and Janette Ackerley. There will also be a final authorisation process for any funding awards from the internal Gazeley Charity Committee.</p> <p>EH asked what oversight is in place for members chosen to serve on the board. GS said that he was invited to join the board to represent Gazeley and would check back and provide further details on how the members of the new board had come together.</p> <p>NC referred to the minutes of the previous meeting and asked for an update on the planting and maintenance of trees at Magna Park Central. AJ answered stating that there is an on-site team managing the trees and there has recently been a tree survey undertaken. This survey found only six trees that required any remedial work. These surveys form part of regular health and safety audits undertaken on site.</p>	
<p>4</p>	<p>Gazeley COVID-19 response</p> <p>BT provided details on Gazeley’s approach to working at Magna Park during the COVID-19 pandemic which included:</p> <ul style="list-style-type: none"> • Gazeley has been working with the Health and Safety Executive (HSE) and its own health and safety consultants on site to manage the impacts of COVID-19 and ensure the safety of everyone on site. • Social distancing and the two-metre rule are being adhered to on site. • Hand sanitiser is being provided alongside enhanced welfare facilities on site. • The social distancing measures extend to those working on constructing the extension of Magna Park. 	

	<ul style="list-style-type: none"> Recent health and safety inspections found scores of 96.6% on 21st May and 97.5% on 29th April. Gazeley has produced its own hand sanitiser at Magna Park and this has been distributed to a number of different groups within the community including Lutterworth Share and Care and John Wycliffe Primary School. <p>AJ provided further details on the work undertaken at Magna Park to respond to the COVID-19 pandemic. Among the points outlined were:</p> <ul style="list-style-type: none"> Only one business at Magna Park suspended operations as a result of COVID-19. This business has now resumed operations. A number of businesses on site are providing support to food retailers and the NHS. Online retailers have recorded orders similar in levels to that experienced during Black Friday. The Magna Park HR Forum is helping businesses with legal advice. Gazeley donated £2,500 to the Lutterworth and Villages Foodbank to support their work during the pandemic. Gazeley are sponsoring Cross Counties Radio based at Magna Park. They have been granted a Community Radio Licence to transmit to 40,000 people in the golden triangle. 	
<p>5</p>	<p>Update on Planning</p> <p>BT provided an update on planning. This included an update on work at Magna Park South. Progress is being made on MPS4 with completion due in the summer of this year. Larger units are being built in parallel and are scheduled for completion in October 2020.</p> <p>SH attempted to show drone footage of the work at Magna Park South but this was not possible through Zoom. A link to the interactive footage will be made available with these minutes.</p> <p>BT noted that the work at Magna Park South included earth works and enabling works for the entire site. This will balance the work on site and allows landscaping to be put in place at an earlier stage in the construction process.</p> <p>EH asked if the drone footage could be shared promptly and how often the footage was being updated. BT said that the images were updated every two weeks.</p> <p>EH asked how many people were on site at Magna Park at this time. BT said that he would look in to this and report back. AJ noted that a large number of the office staff based at Magna Park are currently working from home. With regards to warehouse operations, employee levels on site have recently returned to more normal working levels. EH clarified that he was interested in the number of construction workers in particular.</p> <p>EH asked if there was any way of telling where people were travelling to Magna Park from. BT said that he would report back on this.</p>	

<p>6</p>	<p>Update on highways</p> <p>BT gave an update on highways work relating to Magna Park. Among the work outlined was the scheduled closure of the A4303 between the Frank Whittle Roundabout and the Cross in Hand Roundabout on the 1st and 2nd June 2020.</p> <p>NC asked whether the Frank Whittle Roundabout was being upgraded again in the near future. GS said that it was his understanding that should the Lutterworth East scheme be approved further improvements would need to be made to the roundabout.</p> <p>BT said that the new roundabout on the A4303 and other associated work were due for completion by the end of 2020.</p> <p>TG asked if there was an update on the proposed work to the A426 Gibbet Hill Roundabout. GS said that there is a requirement that Gazeley improves the Gibbet Hill Roundabout prior to the occupation of any new warehouse buildings at Magna Park. There are currently four new warehouse buildings under construction and these could be occupied at the beginning of 2021.</p> <p>GS added that Gazeley has entered into discussions with Highways England and the highways authorities for Warwickshire and Leicestershire about improvements to this roundabout. Through these discussions it has been noted that the initial improvements scheme consented for the roundabout is no longer the preferred option of the highways authorities due to the volume of other developments coming online. It is felt that the consented scheme would not offer sufficient capacity to support these and future developments in the area. The likely outcome from this is that Gazeley will make a financial contribution to Warwickshire County Council to fund a larger improvements scheme to the roundabout. A number of other developers in the area have also contributed to a funding pot for these improvements.</p> <p>TG stressed the need for any improvements to the Gibbet Hill Roundabout to be futureproof and good value for public money. GS agreed with this view.</p> <p>BW noted that discussions on this matter strengthen the case for Highways England to participate in a CLG meeting in the future and explain their thoughts on any relevant highways improvements. GS agreed and said that he hoped the digital format of this meeting would make it easier for representatives of Highways England to attend meetings in the future.</p>	
<p>7</p>	<p>Future speakers/Future meetings</p> <p>GS said that he wanted to raise some planning matters with the CLG. There may be proposals coming forward in the future for different uses at Magna Park including a petrol filling station and a food outlet. There have also been discussions with a company that can supply gas fuelling. GS added that local communities will be notified and consulted prior to any planning applications being submitted.</p>	

	<p>BW said that he had heard that there are proposed planning applications affecting the Warwickshire side of the A5 and asked if members could confirm any details about this. GS said that there are no interests in this land from a Gazeley perspective.</p> <p>EH asked if GS could give an update on any proposals to build at the future emergency entrance to Magna Park South from the A4303. GS said that there are no immediate proposals relating to the land in this area.</p> <p>EH noted that electric charging points should be considered with any future petrol filling station. GS agreed although electric HGVs are still some way into the future but that the new buildings on site would include electric charging points for cars.</p> <p>RT said that from an economic development point of view the proposed future uses at Magna Park should be supported.</p> <p>GS noted that a planning permission has recently been granted relating to Bittesby House. This is within the northern expansion zone of Magna Park and has been used as office space for many years. Gazeley had applied for permission to refurbish the building and this has been granted. Gazeley proposes to use the building for the Logistics Institute of Technology in the future. The institute is being set up by Gazeley in partnership with Aston University and North Warwickshire and South Leicestershire College.</p> <p>AW asked whether sufficient capacity would be built in to any filling station to allow for the switch to electric charging in the future. GS said that it was certainly possible to build in the infrastructure, but electrical capacity can only be reserved as and when it is required.</p>	
<p>8</p>	<p>AOB</p> <p>AJ noted that she would provide a lighting plan for Magna Park to EH as noted in the previous minutes once she is able to return to the office.</p> <p>TG referred to a discussion from the previous meeting about PV solar panels being fitted to warehouses and asked if Gazeley were still encouraging future tenants to explore such options. BT said that Gazeley were doing so.</p> <p>EH noted that CFa would be representing Cotesbach Parish Council at meetings of the CLG in the future.</p>	
<p>9</p>	<p>Date of Next Meeting</p> <p>September 2020.</p> <p>DS noted that this meeting may be held in person or digitally depending on the circumstances.</p>	