

Meeting record

Regarding:

Magna Park Lutterworth Community Liaison Group

Date:

5pm, Wednesday 9th September 2020

Attendees:

Cllr Bill Woolliscroft – Monks Kirby PC (BW)
 Cllr Tony Gillias – Rugby BC (TG)
 Cllr Adrian Warwick – Warwickshire CC (AW)
 Rebecca Tomlin – Harborough DC (RT)
 Cllr Jo-Ann Allcoat – Claybrooke Magna PC (JA)
 Nigel Chapman – Bitteswell PC (NC)
 Robert Coleman – Lutterworth TC (RC)
 Leona Bendall – Harborough Magna PC (LB)
 Gwyn Stubbings – GLP (GS)
 Bruce Topley – GLP (BT)
 Richard Allington – GLP (RA)
 Angela Jeffrey – Magna Park (AJ)
 David Scane – Newgate Communications (DS)
 Scott Harker – Newgate Communications (SH)

Item	Minutes	Actions
1	Apologies Chris Faircliffe (CF) noted that he might not be able to attend and submitted questions in advance. SH raised these questions under agenda item 6.	
	DS welcomed everyone to the meeting and advised members were not muted so they could speak if they wanted to. DS also explained that this meeting was being recorded to assist with drafting the minutes. The recording will be deleted once the minutes of the meeting are agreed.	
2	Agree minutes of 27th May 2020 meeting No comments were made, and the minutes were agreed.	
3	Presentation on future planning applications	
	i. Gibbet Hill roundabout improvements	

	<p>GS gave an update on the Gibbet Hill roundabout improvements. GS outlined the planning condition which required GLP to upgrade the roundabout prior to the new warehouses being occupied. It has been agreed by Highways England, Leicestershire and Warwickshire county councils, and Harborough District Council that rather than GLP undertaking an improvement to the roundabout, a financial contribution will be paid to Warwickshire County Council, to enable Highways England to undertake a wider improvement scheme. This is required to provide more capacity to accommodate new developments in the area, such as Lutterworth East, therefore requiring a more extensive upgrade to the roundabout.</p> <p>GS advised that an application will be submitted to Harborough District Council to discharge the relevant planning related condition for GLP to physically undertake the works. He did not know when the upgrade would take place as this was within the scope of the highways authorities.</p> <p>TG asked for an indication about what the improvements would be. BW suggested contacting Highways England. GS said discussions were being held with all the highways authorities in the area, but it was their discretion what the future wider improvement would look like. TG reiterated that there should be an ideal scheme on paper that could be tailored to meet the funds available. GS was confident there was a draft available, but this wouldn't be available to the public. He suggested asking a representative from Highways England to attend the December meeting and sharing plans with the group.</p> <p>BW said they had a responsibility to attend the meeting to explain the timescales for the works. GS said he would follow this up.</p>	<p>GS to formally invite Highways England to the December meeting to give an update.</p>
	<p>ii. Proposed biomethane and petrol filling station</p> <p>DS noted that information leaflets had been sent out to the local community and a consultation webpage had been launched, which would allow people to give their feedback. DS commented that 24-25 responses had been received so far, and that the deadline for feedback was the 21st September. The members present at the meeting were invited to promote the consultation within their parishes.</p> <p>GS stressed this pre-application consultation would be followed by a formal 4 week period of consultation following the submission of a planning application, before outlining what was being proposed and GLP's intention to submit an outline planning application.</p> <p>GS stated that GLP would not operate the different uses such as petrol fuelling etc. and would seek to attract future specialist operators once the principle of development had been established. If there was no interest, the site would not come forward, but GLP was intending to formally engage with Harborough District Council as the Local Planning Authority to see if the principle of the development was acceptable.</p> <p>GS outlined the site plan and noted that discussions with an operator for the biomethane unit were further progressed.</p>	<p>SH circulated a shortened presentation of the petrol station slides to members following the meeting.</p>

	<p>GS said the area adjacent to the site benefitted from future planning permission for additional warehousing (Magna Park North), making the proposal was well located and needed. GS outlined some further benefits of the scheme, highlighting the gas fuelling station as being in demand from users of Magna Park. He noted there are currently very limited amenities at Magna Park for staff and that this proposal could reduce vehicle movements in and out of the park during the day. Air quality, ecology / habitat and noise assessments would all be submitted with the outline planning application.</p> <p>DS went through the next steps, echoing GS that this was not the only opportunity for public consultation and reiterating the ways in which people can engage with the process.</p> <p>LB asked about the status of a similar planning application submitted to Rugby Borough Council concerning land close by to the site. GS said as far as he was aware, this application was still live and had been submitted to Rugby Borough Council. Some land included in the application was in the purview of Harborough District Council, but an application to the authority had not yet been submitted. If this was brought forward, Harborough District Council would need to decide whether these two broadly similar applications were both needed. GS noted that GLP is not associated with this application, which would likely have a bigger environmental impact and included considerable HGV parking, which may bring more traffic to the area.</p> <p>RT asked about the nature of negative responses to the consultation so far. DS replied saying a more detailed breakdown would be available once the consultation ends. GS added that a Lutterworth Town retail impact assessment had been undertaken and would be submitted with the application. DS also noted that there was no explicit question asking if respondents did or did not support the proposal.</p> <p>BW asked if an electronic copy of the presentation could be given to members. DS said that a shortened presentation would be circulated to members.</p>	
<p>4</p>	<p>Update on construction works</p> <p>LB left the meeting.</p> <p>BT updated on the progress of roadworks on the A4303 (Coventry Road). He noted the traffic switch was successful and completion was expected during the week before Christmas. There were upcoming works eastbound on the A4303, but this was not expected to have an impact on local traffic. BT said that efforts have been made to ensure that the works are conducted in a sensitive way.</p> <p>BT said drone footage was available to show the current status of warehouse construction. The MPS1 building was due to be completed at the end of November, with the external yard almost complete. The MPS4 site was completed in September. BT noted that he was happy to host members if they wanted to visit the site.</p> <p>BT also noted that the internal slabs used in the warehouse were made of waste material and involved 30% less carbon than conventional slabs, with the same strength and durability. This is part of ongoing efforts to reduce the site's environmental impact. The MPS3 warehouse was expected to be completed in</p>	<p>SH circulated drone footage to members following the meeting.</p> <p>Members can contact DS or SH if they wish to visit the site.</p>

	<p>December, and MPS2 later in September. BT concluded by reiterated that earthworks continue on the A4303 and onsite infrastructure works are due to be completed in December.</p> <p>DS said that the drone footage would be circulated after the meeting and site visits can be arranged observing social distancing. BT noted that COVID protocols were still being maintained on the site.</p>	
5	<p>Update on highways works</p> <p>AJ felt that the presentation given by BT on construction works was sufficient and no further updates were needed.</p>	
6	<p>AOB</p> <p>AJ noted that the cross-counties radio working out of the estate has been given FM status and could be found at 92FM. Local news and other content would be welcomed.</p> <p>TG asked if a revised funding scheme was available to show which areas could apply for the funding. GS replied noting that good progress had been made setting up a new fund, but COVID had delayed the launch and the new target launch date was 1st November 2020. More information would be made available on the Magna Park website, and an update on the website would be given in the next couple of weeks. GS anticipated that the first round of applications could be submitted throughout November and December, with the panel meeting four times a year to review submissions, the first of which would be January 2021. A leaflet and launch materials would be circulated to the local press, as well as a mailing list for schools/councils.</p> <p>RT said leaflets could be distributed by PCs on their websites and their partners, and a few organisations had been in touch about the fund. GS noted this, and said work was being done to ensure a timely delivery. BW noted that there was an additional magazine, 'Round the Revel' in the Warwickshire area, which could be made use of. GS said this would be added to the list.</p> <p>GS introduced Richard Allington (RA) who would be looking after tenants of the buildings. GS said there was a recent letting of a vacant unit of the park. Armstrong Logistics had taken a 15-year lease on the unit previously held by Argos. He noted that the vacancy rate of the park was significantly below the national average, showing the attractiveness of the site to businesses. RA echoed this, saying the company were contracting with Aldi.</p> <p>SH noted that Chris Faircliffe (CF) had sent matters to raise at the meeting if he was unable to attend. DS felt a question regarding the roundabout works to the A5 and Mere Lane had been covered during the meeting. SH asked on behalf of CF if the biomethane filling station would impact on the wildlife area adjacent to it. GS replied saying that on the other side of Argosy Way there was sensitive ecology with Great Crested Newt ponds. The proposal does not encroach on these and the application will be supported by an Ecological Assessment.</p>	

	<p>SH asked on behalf of CF why the public car park serving the rights of way had been closed and noted that public footpaths need to be kept clear. GS responded that the Mere Lane Lagoon car park was closed due to COVID restrictions but also due to fly-tipping and vandalism. The closure will remain under review. AJ stated that maintaining the car park had become a non-stop battle and it had become a focal point for anti-social behaviour. GS said that the benefit of using the car park and the harm caused by anti-social behaviour had to be balanced.</p>	
<p>7</p>	<p>Date of Next Meeting (December 2020)</p> <p>DS said it was difficult to anticipate how the next meeting would take place, but until further guidance was given the December meeting would take place virtually.</p>	