

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison Group (CLG)

**Date:**

6pm, Monday 17<sup>th</sup> October 2022

Meeting held on Zoom

**Attendees:**

Iain Millington – Bitteswell and Bittesby PC (IM)  
 Nigel Chapman – Bitteswell and Bittesby PC (NC)  
 Bill Woolliscroft – Monks Kirby PC (BW)  
 Alison Wright – Willey Parish Meeting (AW)  
 Cllr Adrian Warwick – Warwickshire County Council (AdW)  
 Cllr Tony Gillias – Rugby Borough Council (TG)  
 Bill Zilberts – Lutterworth Town Council (BZ)  
 Rebecca Tomlin – Harborough District Council (RT)  
 Cllr Jonathan Bateman – Harborough District Council (JB)  
 Gwyn Stubbings – GLP (GS)  
 Olivia Hinds – GLP (OH)  
 Angela Jeffrey – Magna Park (AJ)  
 Richard Allington – GLP (RA)  
 Joe Garwood – GLP (JG)  
 Scott Harker – SEC Newgate UK (SH)

Item	Minutes	Actions
1	<p><b>Apologies</b></p> <p>Scott Harker (SH) welcomed everyone to the meeting and explained that the meeting was being recorded to assist with drafting the minutes. The recording will not be made public.</p> <p>Apologies were received from Jo-ann Allcoat and Bill Freeman.</p>	
2	<p><b>Agree minutes of 18<sup>th</sup> July 2022 meeting</b></p> <p>Members agreed the minutes of the previous meeting.</p> <p>Nigel Chapman (NC) said that he had not received a copy of the previous minutes. SH said that he would send a copy to NC.</p> <p>Bill Woolliscroft (BW) asked if anything had come of the action to invite a representative of Midlands Connect to a future meeting of the CLG. SH said that he had included Sarah Spink from Midlands Connect in the invitation to the</p>	<p><b>SH to send a copy of the previous minutes to NC.</b></p> <p><b>SH to invite a representative of Midlands Connect to attend the next</b></p>

	<p>meeting but had not received a response. Tony Gillias (TG) said that he had emailed separately but had not heard anything back. SH said that he will follow up on this and invite a representative of Midlands Connect to attend the next meeting of the CLG.</p>	<p><b>meeting of the CLG.</b></p>
<p><b>3</b></p>	<p><b>Revised application for HGV parking</b></p> <p>Gwyn Stubbings (GS) gave an update on GLP’s proposals for development at the site adjacent to Mere Lane noting the following points:</p> <ul style="list-style-type: none"> <li>• GLP is continuing to progress the filling station and amenities outline planning application that it submitted two years ago and has now received confirmation from National Highways that it has no further questions relating to the application. There is now an expectation that the application will be on the agenda for Harborough District Council’s November Planning Committee meeting.</li> <li>• GLP is currently working on a revised application for the same site. Submission of this application is expected within two weeks of the CLG meeting date. This application will be an outline application with some illustrative masterplans included.</li> <li>• The focus of the new outline application will be on HGV parking and fuelling. GLP remains in discussions with an operator but a decision has been made to submit an outline application at this time to set the parameters for development of HGV parking at the site. The design details etc. will then submitted when an operator is in place.</li> </ul> <p>BW noted that the application for an HGV service station at the Cross in Hand Roundabout is progressing to an appeal and asked what the situation is at Magna Park with regard to HGV parking provision as it is Monks Kirby’s preference that this parking is provided at Magna Park rather than off-site. BW added that his understanding was that GLP’s latest application proposed less HGV parking than that proposed for the Cross in Hand site and that it would be good to understand GLP’s position prior to the Cross in Hand appeal being heard.</p> <p>GS said that the Cross in Hand scheme is also an outline application that, if the appeal were to be successful, would also require subsequent reserved matters consent. The timescales for the appeal itself are uncertain. GLP’s preference is to establish the principle of development at the Mere Lane site and then work with an operator to finalise the design through a subsequent reserved matters application. A decision on the existing application that GLP has submitted may accelerate a decision on the revised outline application as the site will then benefit from a planning consent.</p> <p>BW asked about future plans for HGV parking at Magna Park as this could be provided as evidence during the appeal relating to the refusal of the Cross in Hand application. GS said that an application will have been submitted for HGV parking at Magna Park by the time that the inquiry into the Cross in Hand scheme commences, the application will not however commit to a fixed number of HGV parking spaces.</p> <p>BW asked if there are plans to provide HGV parking on any other locations at Magna Park other than the Mere Lane location under discussion. GS said that the</p>	<p><b>SH to provide note on outline planning application to CLG members once the application has been submitted and validated.</b></p>

	<p>Mere Lane location is the current focus of GLP’s efforts to provide HGV parking at Magna Park and that the number of spaces that could be provided on this site would be sufficient to account for the anticipated need at Magna Park.</p> <p>Olivia Hinds (OH) noted that it was important to assess the viability of the proposals and while there are alternative locations that could site HGV parking it is important not to place any unnecessary hard standing down as this has implications for security. Although GLP is confident that there will be good uptake of the proposed parking facility, it’s important not to create spaces that will be under-used.</p> <p>TG said that his primary concern was the number of HGV parking spaces to be provided given delays to the decision on the current application that GLP has submitted. GS said that the illustrative proposals that will be included within GLP’s latest application will include figures for number of HGV parking spaces that each arrangement could provide. GLP is not applying for a fixed number of spaces in order to retain flexibility in the detailed design that can be provided.</p> <p>GS noted that the reason that GLP had moved to this outline approach was because it wanted to maintain flexibility based on the requirements of an end operator.</p> <p>TG added that the revised scheme for the Mere Lane site must include HGV parking. GS confirmed that GLP is fully committed to providing HGV parking at Magna Park. GS added that the delays in providing this on-site have been due to the need to find a suitable operator for such a facility as such facilities are not GLP’s core operating business.</p> <p>SH noted that the minutes of the meeting could signpost to figures included within the outline application for the Mere Lane site once it has been submitted. GS agreed that this could be provided once the application has been validated by the Council.</p>	
<p><b>4</b></p>	<p><b>Wider planning update</b></p> <p>SH shared a plan showing the latest phase of work at Magna Park South (plots A and B).</p> <p>GS noted that there are two reserved matters applications with Harborough District Council for the two smaller units (MPS10 &amp; 11) being shown at this location. These applications are also likely to feature on Harborough District Council’s Planning Committee agenda in November.</p> <p>Proposals for the remaining larger, unit in this area of Magna Park South will then be finalised. GS noted that GLP has proposals to bring an area outside of the site boundary that was previously occupied by a residential property into the boundary for Magna Park South. Once this has happened, a continuous band of landscaping can be provided running along Coventry Road.</p>	

	<p>GS moved on to give an update on works at Magna Park North. Reserved matters applications for a number of the units are yet to come forward. The country park is taking shape with earthworks continuing.</p> <p>NC asked about light pollution from Magna Park South which he noted appears disproportionate to highways and other installations in the area. GS noted that using light when it is not required is not in the interest of occupiers. From a health and safety perspective, working service yards need to be appropriately lit.</p> <p>OH said that landscaping work is being carried out around the site boundary over the next year which will make a difference in shielding the visual impact of the park.</p> <p>Alison Wright (AW) asked about the future sports facility adjacent to the A5. GS said that he did not have a further update on what had been discussed about this site previously. Bittesby House is now being used by North Warwickshire and South Leicestershire College for its specialist logistics courses and if this offer develops further then the land may be used for future facilities for the College.</p> <p>AW said that a number of people had asked her why the rooves of the buildings at Magna Park weren't being used for solar panels. GS said that the Wayfair building has PV panels and that this is an area where GLP is looking to do more as a business. Historically, property and occupation rights have limited the rollout of PV panels on warehouse rooves but there is a drive to resolve this.</p> <p>OH noted that all of GLP's completed warehouses are 'PV ready' and so have the option of hosting panels should the occupier wish to do this. OH added that there is a trend in the industry towards installing panels from the outset when units are occupied. If customers request solar PV then GLP will support them in installing them.</p> <p>TG said that farmers in the local area all make use of solar PV panels on their new buildings to generate energy and save money and would be surprised if new occupiers at Magna Park wouldn't want to do the same.</p>	
<p><b>5</b></p>	<p><b>Update on highways works</b></p> <p>GS noted that there is an A5 Conference taking place on 21 October which is being organised by Midlands Connect. GS will attend as a representative of GLP. GS added that GLP has modelled the impacts that a complete and fully occupied Magna Park will have on the A5 and has submitted this work to National Highways. An interim improvement scheme to the Gibbet Hill Roundabout is expected ahead of a future full scheme of improvement works.</p> <p>BW noted that he had not heard about the A5 Conference and asked that details be shared with him. GS said that he would pass details on to SH to share with BW.</p>	<p><b>GS/SH to share details of A5 Conference with BW.</b></p>
<p><b>6</b></p>	<p><b>Update on construction works</b></p>	

	<p>OH said that since the previous meeting of the CLG a further four units have been completed and occupied. A number of new units are now being developed at Magna Park South.</p>	
<p><b>7</b></p>	<p><b>Future meetings and speaker suggestions</b></p> <p>SH noted that BW had suggested returning to in-person meetings and opened this up to comment. BW noted that it would be preferable to return to at least some face-to-face meetings but this should depend on what others think too. TG noted his agreement with BW.</p> <p>SH said that he would take away the action. GS noted that the meetings could be held at Magna Park, possibly on an alternating basis with remote meetings.</p> <p>NC suggested that a planning officer from Harborough District Council for the Magna Park applications attends a future meeting. Rebecca Tomlin (RT) noted that she represents Harborough District Council on the CLG but from an economic development perspective rather than a planning one. RT added that she can ask whether a planning representative could attend a future meeting.</p> <p>NC added that it would offer an opportunity to ask about planning conditions relating to solar PV for example which could be a planning requirement of future consents. Jonathan Bateman (JB) said that as the lead cabinet member for planning at Harborough District Council he could advise that it was not possible to require the installation of solar PV on rooves as this would not be compatible with Government legislation.</p> <p>JB said that he can look at a planning officer attending a future meeting but they would not be able to answer questions about specific live applications which they are working on. JB added that members could send any planning related questions to him and provided his contact details in the meeting chat.</p> <p>RT said that it would be good to have an update on the Community Fund at the next meeting. GS agreed and said this could be added to the agenda for the next meeting. GS noted that he was looking at placing adverts to promote the fund and was assessing the total funding that had been contributed to date.</p>	<p><b>SH to arrange for a future meeting to be held in-person at Magna Park.</b></p> <p><b>The Community Fund is to be added as an agenda item for a future meeting of the CLG.</b></p>
<p><b>8</b></p>	<p><b>AOB</b></p> <p><i>Feilding Palmer Hospital</i></p> <p>SH noted that Cllr Page had been in touch with him regarding the minutes from another forum which suggested that there had been discussions relating to GLP providing support for the hospital. GS clarified that discussions had taken place some time ago but that they weren't ongoing at present. Any future funding requests should be made to the Community Fund as the appropriate forum.</p> <p><i>Other matters</i></p>	

	<p>Angela Jeffrey (AJ) said that in-post lockers have been installed at the estates office to allow people working on site to receive deliveries. Anyone wishing to use the lockers should visit the Magna Park website for more information.</p> <p>AJ noted that the Mere Lane footpath works were expected to be finished by the end of November.</p>	
<p><b>9</b></p>	<p><b>Date of next meeting (January 2023)</b></p> <p>The next meeting of the CLG is due to be held in January 2023.</p>	