

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison Group (CLG)

**Date:**

6pm, Monday 18<sup>th</sup> July 2022

Meeting held on Zoom

**Attendees:**

Iain Millington – Bitteswell and Bittesby PC (IM)  
 Alison Wright – Willey Parish Meeting (AW)  
 Cllr Tony Gillias – Rugby Borough Council (TG)  
 Bill Zilberts – Lutterworth Town Council (BZ)  
 David Wright – Harborough District Council (DW)  
 Gwyn Stubbings – GLP (GS)  
 Angela Jeffrey – Magna Park (AJ)  
 Richard Allington – GLP (RA)  
 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 be deleted once the minutes of the meeting are agreed.</p> <p>Apologies were received from Cllr Jonathan Bateman, Bill Freeman, Tim Ottevanger and Olivia Hinds.</p> <p>Iain Millington (IM) stated that Nigel Chapman was unable to attend and passed on his apologies.</p>	
2	<p><b>Agree minutes of 26<sup>th</sup> April 2022 meeting</b></p> <p>Members agreed the minutes of the previous meeting.</p> <p>SH updated members on actions that were raised at the last meeting:</p> <p><i>Invitation to Midlands Connect to attend a future meeting of the CLG</i></p> <ul style="list-style-type: none"> <li>- SH confirmed that he had invited Sarah Spink from Midlands Connect to the meeting but had received an out of office indicating that Sarah was currently on leave. Tony Gillias (TG) said that he would speak to Sarah about attending a future meeting.</li> </ul> <p><i>Update on footpath signage strategy</i></p>	<p><b>SH to send a copy of the previous minutes to AW.</b></p>

	<ul style="list-style-type: none"> <li>- Gwyn Stubbings (GS) confirmed that the signage strategy was in the process of being finalised and an update will be provided in due course.</li> </ul> <p>Alison Wright (AW) indicated that she had not received a copy of the minutes of the previous meeting. SH said that he would provide a copy of the minutes to AW following the meeting.</p>	
<b>3</b>	<p><b>Update on the filling station application</b></p> <p>GS provided an overview of the revised filling station application which is due to be submitted in July 2022. The revised proposals share a location with an existing outline planning application that has already been submitted to Harborough District Council and is yet to be determined. Following the submission of this application GLP entered into discussions with BP and Gasrec about operating a filling station at the site. This partnership would provide for a facility that would allow biomethane refuelling for HGVs to take place. As a result, GLP is submitting a revised planning application to reflect the updated plans for the site.</p> <p>GS noted that there is no limit on the number of planning permissions relating to a piece of land but once one of the permissions is implemented the remaining permissions no longer apply. If the revised application is approved, work could start on site by the end of 2022.</p> <p>In addition to the refuelling provision, the proposals also include scope for an amenity area for HGV drivers alongside HGV parking facilities.</p> <p>GS said that GLP is aware that there is a need for HGV parking at Magna Park and the expectation is that the site would be used by vehicles that are already at the site or that are in the area.</p> <p>Once the application is submitted, parish councils and statutory consultees will be notified and have 21 days to provide any comments.</p> <p>TG asked about the total number of HGV parking spaces that would be provided across the entire Magna Park site if the proposed filling station were to be built. GS said that there would be 67 spaces provided by the application and that depending upon take up of the proposed facilities, there is a possibility that further HGV parking spaces will be provided at Magna Park. At present there aren't any dedicated HGV parking spaces at the site.</p>	
<b>4</b>	<p><b>Planning update</b></p> <p>GS gave an update on current and future planning matters on Magna Park:</p> <ul style="list-style-type: none"> <li>- Magna Park North – four units have been built and are now occupied. There is an opportunity to develop three further buildings to the north of MPN4. Work to create the country park is ongoing and GLP is looking to engage with National Highways with regard to providing a new roundabout on the A5. The new roundabout is a planning obligation relating to Magna Park North.</li> </ul>	

	<ul style="list-style-type: none"> <li>- Magna Park South – GLP is developing three new buildings on a speculative basis at Magna Park South. Once these units have been developed GLP will look at building a further three units on the remaining land at Magna Park South. These will be the subject of future reserved matters planning applications later in the year. GLP is also proposing to add a small parcel of land to Magna Park South following the demolition of a former residential property that once occupied the site.</li> </ul>	
<p><b>5</b></p>	<p><b>Update on highways works</b></p> <p>GS gave an update on the discussions that GLP is participating in with regards to the Gibbet Hill roundabout. There is a lot of attention being given to an improvement scheme for the junction. At present, National Highways is looking at providing an interim scheme to create an improvement at the junction in the near term while proposals for the larger scale improvements are still being worked up. Details of the wider improvement are not likely to be available until the end of the year. The interim scheme would be funded by developer contributions which GLP has paid £2.4 million into.</p> <p>The Government’s next Road Investment Strategy (RIS3) is due to be published shortly and it is hoped that improvements to the Gibbet Hill roundabout will be included in this.</p> <p>TG noted that the A5 Partnership had discussed the Gibbet Hill roundabout with Victoria Lazenby from National Highways. Following these discussions, TG was invited to provide a sketch of what a future improvement scheme for the roundabout could look like. This has been passed on to Warwickshire County Council highways. TG added that National Highways is in the process of preparing its strategic route network which is due for publication in late September.</p> <p>TG said that he had recently followed speeding Amazon delivery drivers through Pailton on to Magna Park where they are based. TG asked that GLP requests that the drivers follow the speed limit on site and in the surrounding area. Angela Jeffrey (AJ) asked that TG sends her an email with any details that he has about the vehicles so that she can follow up. SH said that he would share AJ’s email with TG.</p> <p>GS said that GLP recognises that as development at Magna Park proceeds there will be additional vehicle movements. GLP had hoped that an improvement scheme would be delivered two years ago but this has not happened. GLP is providing National Highways with traffic modelling to inform the development of the improvement scheme. This should provide a picture of expected traffic movements over the next few years.</p> <p>The Daventry International Rail Freight Terminal (DIRFT) 3 is obligated by a planning condition to provide a signalised junction upgrade but it is likely that National Highways will ask that this is deferred to allow for a more advanced scheme to be carried out.</p> <p>TG added that the historic nature of the buildings in many of the settlements mean that they are built on shallow foundations close to the highway.</p>	<p><b>SH to share AJ’s email address with TG.</b></p> <p><b>GS to check that Mere Lane signage is in place.</b></p>

	<p>Cumulatively, HGV movements in the area are causing noise issues. GS said that he recognised this and that GLP is doing all that it can to press for improvements to be made to relieve congestion on the A5. The proposed gas refuelling facility at Magna Park should help to encourage a transition away from diesel which will have benefits in terms of noise reduction. Trends in the sector also mean that many HGVs are now battery powered which over time will further reduce vehicle noise.</p> <p>IM raised the issue of Mere Lane weight limit signage. GS said that the team on site have been instructed to install signage on the roundabout leading to Mere Lane to stop HGVs from using the lane. GS said that he would check to confirm that this had been installed. AJ added that the signage is using imagery accepted throughout Europe so that drivers from outside of the UK will be able to understand the restrictions in place on Mere Lane.</p>	
<b>6</b>	<p><b>Update on construction works</b></p> <p>The construction update was provided under agenda item 4. GS used an updated site plan for the site to explain the locations of the buildings discussed earlier in the meeting.</p> <p>AW asked if there was an update on what was going to be built on land at Magna Park adjacent to the Willey junction with the A5. GS noted that the site had been consented for buildings for the Centre for Logistics Education and Research which is based at Bittesby House. The intention is to build a college building with a football pitch on the site but this will be subject to a planning application.</p> <p>AW asked about the footpath through the country park. GS said that signage should be in place as footpaths were still being redirected while earthworks are ongoing. AW noted that the area that GLP had previously cleared is once again cluttered by nettles and thistles which was stopping people from using it. GS said that he would ask that the area is cleared again.</p> <p>IM asked about the landscape bunding at the site as it seems slow to take shape. GS noted that the landscaping will take time to mature but that the bunding is all in place. IM said that he would follow up with Nigel Chapman to see if the query related to a particular area of the site.</p>	<p><b>GS to ask landscaping to clear footpath route.</b></p>
<b>7</b>	<p><b>Future meetings and speaker suggestions</b></p> <p>SH noted the potential for the operator of the filling station to attend a future CLG meeting once the planning application has been decided.</p> <p>SH also noted that Sarah Spink of Midlands Connect would be invited to speak at a future meeting.</p>	
<b>8</b>	<p><b>AOB</b></p> <p>TG noted that it appeared that some people had dropped off the meeting distribution list including Cllr Adrian Warwick and Bill Woolliscroft. SH said that</p>	<p><b>SH to check mailing list.</b></p> <p><b>Country park to feature on a</b></p>

	<p>he wasn't aware of anyone being removed from the distribution list but would double check to make sure that this hadn't happened accidentally.</p> <p>David Wright (DW) asked that the country park be discussed at a future CLG meeting so that members can input into how it will be run. GS agreed and noted that its appearance had been settled by the planning permission but that it would be good to discuss aspects of its operation.</p> <p>IM raised the verge along Woodby Lane on behalf of Nigel Chapman. The lane is used by pedestrians but has no formal path. SH noted that he believed that an application may be submitted to the Magna Park Community Fund to make this improvement. IM said that he would discuss this with Nigel Chapman.</p> <p>GS said that improvements are scheduled on Mere Lane to improve access to Magna Park North via a footpath.</p> <p>AJ asked if anyone had received any feedback regarding the Woodland Volunteers that SH circulated with the minutes of the previous meeting. SH said that he would recirculate the details from the volunteers following the meeting.</p>	<p><b>future CLG agenda.</b></p> <p><b>SH to circulate details of the Woodland Volunteers.</b></p>
<p><b>9</b></p>	<p><b>Date of next meeting (October 2022)</b></p> <p>The next meeting of the CLG is due to be held in October 2022.</p>	