



PARISH OF ST HELIER



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE ASSEMBLY ROOM ON</u> <u>WEDNESDAY, 07 DECEMBER 2022 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr K Proctor (KP) Mr J Lagadu (JL) Mr B Manning (BM) Mr J Baker (JB)
IN ATTENDANCE	Mr J Turner (Chief Executive Officer) (JT) Mr G Jennings (Procureur du Bien Public) (GJ) Mr A Sty (Infrastructure Manager) (AS) Mr S Alves (Head of Infrastructure) (SA) Miss E Sheehan (Minutes) (ES) Ports of Jersey (POJ)
APOLOGIES	Mr P Pearce (Procureur du Bien Public) (PP) The Very Rev'd M Keirle (MK) Mrs A Roberts (Parish Secretary) (AR) Mr T Vibert (TV)
DECLARATION OF INTEREST	(JB) owns a property at Castle Quay and (BM) is a boat owner.
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 19 October 2022 and 16 November 2022 were agreed.
MATTERS ARISING	None
121/2022 UPDATE ON PARKING STRATEGY	Previous minute 93/2022 refers JB asked for an update on the parking strategy SA replied no news at present.
122/2022 TOWN MANAGER REPORT	Previous minute 103/2022 refers (JB) noted the extra-large vehicles at Charing Cross were still infringing on the two-way cycle path, and the area had yet to be marked up. (SC) replied it is a States administered precinct, and the Town Centre Manager may be waiting for their permission. (GJ) added it is not just the infringement; the two-way cycling has no signage. (SC) recommended the Committee write to the Minister Deputy Binet and ask the issues to be resolved.
123/2022 TED LYNDSEY	(SC) noted his gratitude to the late Ted Lyndsey for his decades of service to the Parish as an Honorary Police Officer and a Roads Inspector.
124/2022 REDEVELOPMENT ELIZABETH HARBOUR AND LA RUE DE L'ETAU	Ports of Jersey, gave a presentation in relation to the redevelopment of Elizabeth Harbour, to include the relocation of the cargo facilities from New North Quay to Elizabeth Harbour. There will be a new berth, suspended deck, and distribution centre, plus new passenger terminal with associated alterations to the road network, and various landscape works. Ports of Jersey is embarking on a once-in-a-generation programme to transform the harbours in St Helier. The harbour infrastructure is ageing and no longer meets the

requirements of today's passengers or vessels. The Harbour Master Plan aims to modernise the facilities which have developed piecemeal over many centuries. The regeneration will safeguard the long-term viability of the harbour, serving both passengers and freight, improving the customer experience, and realising the area's potential as a leisure, cultural and tourism destination.

The Plan will cover Elizabeth Harbour, New North Quay, Albert Pier, Victoria Pier, and the Old Harbours to create a vibrant harbour community, which is better connected to town with more inclusive and accessible spaces for use by Islanders and visitors.

The Harbour Master Plan will start with the most immediate requirement – the redevelopment of Elizabeth Harbour. The commercial port currently deals with 550,000 tonnes per year and is nearing capacity. Elizabeth Harbour's Roll on Roll Off (RoRo) operation is the Island's lifeline for vital supplies such as food, medicines, parcels and clothing, and has now exceeded capacity. The Harbour Master Plan proposals will see the existing Lift On Lift Off (LoLo) operation moved from New North Quay to Elizabeth Harbour to co-locate with the (RoRo) operations. The new combined area will safeguard the Island's supply chain by creating capacity to handle future freight requirements. The plan also proposes to replace the Elizabeth Terminal building, which opened in 1989. A new terminal will improve the passenger experience and enhance visitors' lasting impressions of the Island.

Questions and Answers

Q (BM) asked if the pink area on the diagram was for car parking and roughly how many spaces.

A (POJ) replied there is a need for operational parking for the freight companies, but there are also public spaces. It is envisaged that we would provide a better arrival experience for the user, and we are keen to draw a sense of landscaping and quality public realm to the area. There will be approximately 80 car parking spaces.

Q (JB) Do you have any traffic modelling figures/surveys you can show the Committee?

A (POJ) Yes, we can provide the Committee with the travel monitoring data.

Q (JB) what amount of green planting will you provide to the areas, and what is the time scale for this operation.

A (POJ) replied it is conceptual at this stage; we have a landscape team who are working on this, we will be planting trees, and the landscape will need to be robust enough to service a marine environment. The time scale will be 15 years.

Q (KP) Do you envisage the air quality of the area improving?

A (POJ) Yes, the air quality equipment is in place in various locations. We will ensure that the infrastructure will be fit for the next 30 years as we genuinely do not know what the next fuel evolution will be, whether it will be hydrogen, ammonia or plug-in hybrids!

Q (GJ) regarding public transport, how would a potential shuttle bus or regular bus route fit in with these movements and would this stop bus/coach stop collections for incoming and outgoing passengers. Secondly, looking at the plans, I am confused by the pedestrian and cycling access around Port Elizabeth.

A (POJ) This is a live piece of work and we will be happy to share this with you in the future.

APPLICATIONS	
124/2022 DURBERRY, MIDVALE CLOSE, ST HELIER, JE2 3ZJ	Demolish existing 1 3-bedroom house, outbuilding and car garages. Construct 3 3-bedroom and 1 4-bedroom dwellings with associated amenity space, parking and external storage. Works to support the historic northern boundary wall. 3D Model available. The Roads Committee approved the draft comments detailed in the planning report dated 07 December (refer documentation attached)
125/2022 105 TARA APARTMENTS, HALKETT PLACE, ST HELIER, JE2 4WH	Internal alterations to create 3 one-bed apartments. The Roads Committee approved the draft comments detailed in the planning report dated 07 December (refer documentation attached)
126/2022 INFORMATION REPORTS	SC asked if an additional column marked "Reports received during the month" could be added to the Streets & Roads Inspector report. (JB) asked what progress had been made on the pavement widening at La pouquelaye. (SA) replied, the study for the zebra crossing had been completed but the pavement was not a priority at the moment.
127/2022 AGREED DECISIONS	It was agreed the Committee would write to the Minister of IHE about two way cycling in Broad Street with pedestrian priority and vehicles using it outside limited hours to include: <ul style="list-style-type: none"> • Volume of vehicular traffic illegally accessing Broad St • Excessive vehicle speed • Inadequate signage regarding two-way cycling and pedestrian priority.
NEXT MEETING	
	The next meeting will take place on Wednesday 11 th January 2023 at 9.30am Assembly Room Town Hall.

1. Durberry, Midvale Close, St. Helier, JE2 3ZJ

P/2022/1369

Demolish existing 1no. 3-bedroom house, outbuilding and car garages. Construct 3no. 3-bedroom and 1no. 4-bedroom dwellings with associated amenity space, parking and external storage. Works to support the historic northern boundary wall. 3D Model available

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that proposal is for the replacement of the existing four-bedroom dwelling (Durberry) with associated garage, external parking, garden, outbuildings, 4 no. single garages fronting Upper Midvale Road with new development comprising of 3 no. three-bed houses and 1 no. 4 bed house with associated amenity spaces and shared access. 4 no. car parking spaces (1 no. per unit of accommodation) is being provided and 1 no. visitors car parking spaces. It is noted that there is cycle storage being provided however the applicant has not identified how many cycle spaces are being provided.
 2. It is not clear from the application the number of cycle parking spaces that are being proposed as there needs to be at least 1 no. cycle space per bedroom provided, therefore making a total of 13no. cycle parking spaces, with electric charging facilities, the Committee also recommends bike washing facility and workbench for residents to service their bicycles within the cycle store area.
 3. The bicycle spaces being provided must accommodate larger cycles such as cargo cycles.
 4. Committee notes and is pleased to see the provision of 1 car parking space per unit of accommodation and the inclusion of a visitor car parking space. All parking spaces should be fitted with electric charging facility.
 5. It is noted that the applicant will be contributing to the Government of Jersey a sum of £ 1,350 per unit towards improvements to the Eastern Cycle Route Network via a Planning Obligation agreements.
 6. The Parish requests as part of the development that the applicant renews the footpath for the length of the site and the applicant will be required to resurface the roadway for the full width where excavation is made on the carriageway for connection to mains as a public realm contribution. The details of the reinstatement are to be agreed with the Parish Infrastructure Department.
 7. That the applicant must comply with the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Infrastructure, Housing and Environment which is available online at: <https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx> Everything in the visibility areas so formed including gates, pillars, walls, and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
 8. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
 9. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.
- The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

10. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

11. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

12. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager. As it is noted that the proposed car parking space will affect the refuse facility

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1369>

2. 105 Tara Apartments, Halkett Place, St. Helier, JE2 4WH

P/2022/1395

Internal alterations to create 3.no one bed apartments.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for internal modification to change the existing property comprises of 1 no. one bed unit (ground), 6 no. bedsits (2 no. per floor on first, second and third) and 2 no. studio apartments (1 no. on first and second floors).

The alterations are to the existing bedsits which are to be converted into 3 no 1-bed units (1 units per floor). It is noted that the existing ground floor comprising of the existing 1 bed unit and the existing 2 no. studios units are to remain unaltered. There is no car parking or cycle parking provided with the property,

2. Committee express concern that there is no cycle parking facility provided and request that the applicant reviews this to incorporate cycle parking within the building, which may require alterations to the existing ground floor 1 bed unit to enable residents to have access to cycle parking, storage and amenity space which is currently only accessible by the ground floor 1 bed unit.

3. There should be a minimum of 1 cycle parking space per bedroom with electric charging for electric cycles.

4. That the refuse store/collection arrangements, refuse separation and recycling strategy are agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1395>