



Minutes

MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA
HELD VIA ZOOM VIDEO CONFERENCE MEETING ON
WEDNESDAY, 09 DECEMBER 2020 AT 9.30AM

PRESENT	Constable S Crowcroft (SC) Mr B Le Feuvre (BLF) Mr J Baker (JB) Mr B Manning (BM) Mr J Rogers (JR) The Very Rev'd M Keirle (MK)	
IN ATTENDANCE	Mr G Jennings (Procureur du Bien Public) (GJ) Mr P Pearce (Procureur du Bien Public) (PP) Mr S Alves (Head of Infrastructure) (SA) Mr A Sty (Infrastructure Manager) (AS) Mr J Turner (Chief Executive Officer) (JT) Mrs A Sweeney (Parish Secretary) (ASW)	
APOLOGIES	Mr R Le Brocq (RLB)	
DECLARATION OF INTEREST	None	
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 11 TH November 2020 were agreed.	
MATTERS ARISING		
115/20 OLD STREET RISING BOLLARD	Previous minutes refers 97/20 JB asked if the rising bollards were working in Old Street. AS confirmed that after some initial problems they were now back up and working well.	
116/20 DISCUSSION ON HOSPITAL PROJECT (GOVERNMENT OF JERSEY PROPOSITIONS: P123/2020 & P129/2020)	SC informed the Committee that Arup is producing a report in response to his Amendment to the States proposition to site the new hospital at Overdale (P. 123/2020) and he would keep the Committee updated; he added he had joined Senator Moore's scrutiny panel looking into the Hospital which is going to peer review the Arup report. JB said his main concern was the access and infrastructure changes; a cost of 70 million pounds has been suggested; he wanted to know when the plans would be brought to the Roads Committee and the planning department. SC confirmed that the matter would come to the Roads Committee and the Parish Assembly. JT said the Parish are being treated the same way as other landowners, and no doubt the Government will use the power of compulsory purchase should it be necessary. GJ asked if the intention to use compulsory purchase powers was clear to Parishioners. SC said the States would	

	<p>presumably come to the Parish if they want to purchase our land and may offer us something which would still need to go to a Parish Assembly.</p> <p>PP asked if there was any covenant in the way. SC said after the Bellozanne 'saga' it was clear that the States would simply have the covenant set aside by the Royal Court. The only covenant relates to parking alongside People's Park which they may be required for the new access road. This will have to be replaced and any lost income compensated for.</p> <p>PP asked if we could consider transplanting the trees alongside Peoples Park to another location. SC said that it would be up to the States to do that for us; he understood that the encroachment to the park and the green space is to be kept to a minimum.</p> <p>BM raised his concern that the memorial bench for Richard Rondel near the Bowling Club was going to be affected. SC suggested looking at this once more detail of the roadworks was available.</p> <p>BLF suggested the removal of the ability to drive from Peirson Road towards the sea; they could keep the left-hand lane open for hospital traffic. SC said one-way road was suggested at one of the residents' meetings and in his amendment, but from past experience highway engineers tend to stick to their guns.</p> <p>MK expressed concerned about the memorial for Richard Rondel and the sensitivities around the family and would like to know if the family had been contacted. SC suggested an approach from MK to Senator Farnham; MK agreed.</p> <p>JB asked MK about the Hospital's multifaith facilities. MK explained there had been extensive discussions with the former Hospital Chaplain; there had been extensive changes to the original design. GJ asked MK about the heritage items in the current chapel and whether there were any intentions to carry them over into a new faith room, such as the historic stained-glass windows and various other items of chapel heritage. MK will bring these matters up with the Assistant Chaplain.</p> <hr/>	
<p>PLANNING APPLICATIONS</p>		
<p>117/20 P/2020/1190 27, Le Geyt Street, St. Helier, JE2 3RJ</p>	<p>27, Le Geyt Street, St. Helier, JE2 3RJ P/2020/1190</p> <p>Convert existing first floor office/ store to create 1 no. two bed residential unit.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ul style="list-style-type: none"> • Committee notes that this is the conversion of a first floor office/store to a one bedroom apartment. The Ground floor has an existing commercial unit. • The applicant will need to ensure that there is off street cycle parking provided for the residential units, it may require further adjustments to the store on the ground floor. Electric charging points are to be provided for electric bicycles. • That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. 	

	<ul style="list-style-type: none"> ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. 	
<p>118/20 P/2020/1174 Pine Ridge, West Hill, St. Helier, JE2 3HB</p>	<p>Pine Ridge, West Hill, St. Helier, JE2 3HB P/2020/1174</p> <p>REVISED PLANS to P/2019/1060 (Demolish existing detached house and garage. Construct 1 No. three bed dwelling with ancillary parking for 4 cars and associated hard and soft landscaping): Reduce habitable accommodation area.</p> <p>The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> ● Committee notes that the proposals is to construct a three bedroom dwelling with 4 car parking spaces and 1 visitor space provided. Access to the property is via a private access road. ● Committee requests that electric charging points are provided for the car parking spaces and parking for cycles be provided with electric charging points for electric bicycles. ● That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. 	
<p>119/20 P/2020/1231 6, Bretagne Apartments, Hastings Terrace, Hastings Road, St. Helier, JE2 4PH</p>	<p>6, Bretagne Apartments, Hastings Terrace, Hastings Road, St. Helier, JE2 4PH P/2020/1231</p> <p>Convert 12 no. bedsits into 4 no. one bed, 1 no. two bed and 1 no. three bed residential units.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ul style="list-style-type: none"> ● Committee notes that the development will comprise of conversion of the existing 12 bedsits of accommodation into 6 apartments comprising of 4 x 1 bed, 1 x 2 bed and 1 x 3 bed. This is a restoration of an existing building. The existing 5 car parking spaces will be maintained. ● Committee requests that the car parking spaces are fitted with electric charge points to enable electric cars to be charged. ● Undercover cycle parking provision should be incorporated into the scheme complete with electric charging points for electric bicycles. ● That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. ● That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road. 	

**120/20
P/2020/1260**

**24 Glenferrie
Rest Home,
Peirson Road,
St. Helier, JE2
3PD**

**24 Glenferrie Rest Home, Peirson Road, St. Helier, JE2 3PD
P/2020/1260**

Construct three storey extension to South-West elevation. Install lift and various internal alterations to existing building.

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

• Committee notes that the proposal is for a three storey extension to be built to the rear of the site (off Lewis Street) creating 6 residents

accommodation with en-suite facility. This will result in replacing the existing double garage with a new double garage and accommodation above.

The new extension will link into the existing Car Home. The applicant advises that only 1 parking space will be used in the care home with the

other space dedicated for cycles and scooters.

• Committee requests that the car parking space is provided with electric charging point and that the space allocated for cycles and scooters is

provided with sufficient electric charging points.

• That the "Up and Over" door is of a type which does not encroach over the footpath or Highway when being opened or closed, or when fully open.

Should it be a new vehicular access from a Parish by-road, kerb and footpath must be lowered by the Parish at the applicant's expense.

• That no doors may open outwards over the Public Highway. The applicant should note that contravening this condition will mean that the Parish

will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

• The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of/2020/1260

St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across

the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.

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.

• 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.

- **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 dished 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 dished 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.

- **That no part of the foundations of the building may project under the public highway. The applicant should note that contravening this condition**

will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

- **The construction process and site servicing arrangements must be discussed with Parish of St Helier Infrastructure at development stage.**

- **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.

- **That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.**

	<ul style="list-style-type: none"> ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. 	
<p>121/20 P/2020/1314 No. 12 -14, Poonah Road, St. Helier</p>	<p>No. 12 -14, Poonah Road, St. Helier P/2020/1314</p> <p>Construct 1 No. two bed residential dwelling.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <p>As per the comment made in the previous application reference P/2019/0466, the Roads Committee updates their comments as follows</p> <ul style="list-style-type: none"> ● Committee notes that the proposal is for the construction of 1 No 2 bedroom unit of accommodation which will result in the removal of car parking. <p>The proposed new property will not have car parking provided although the applicant has included cycle parking with electric charging. There could</p> <p>possibly be scope within the proposed yard for the applicant to consider motorcycle parking to be provided.</p> <ul style="list-style-type: none"> ● The Roads Committee does not support this application, as the applicant is proposing to remove existing 2 car parking spaces which we believe <p>serves the applicant's property next door to the site. Committee feels that there is scope that the applicant could have included parking in this</p> <p>development for the new property.</p> <ul style="list-style-type: none"> ● Committee's view is that residents in St Helier have the same right as those residents living in other Parishes to have access to a parking space, <p>and therefore Committee expects this unit of accommodation to have access to one off-street parking space. Committee occasionally reluctantly</p> <p>relax this requirement if it is physically impossible to provide a parking space, which is not the case here.</p> <p>If this application is approved by the Planning Department, the Roads Committee requests that the following items are made as 'conditional' on the Planning Approval:</p> <ul style="list-style-type: none"> ● That no door(s) or window(s) may open outwards over the Public Highway. The applicant should note that contravening this condition will mean <p>that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.</p> <ul style="list-style-type: none"> ● Any dished kerbs to the existing car parking area is to be lifted to normal kerb show, and the footpath resurfaced for the length of the proposed <p>new property at the cost of the applicant.</p> <p>The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the</p> <p>extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on</p>	

the public road/footpath. All necessary works are to be at the cost of the applicant.

- **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.

- **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 dished 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 dished 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.

- **That no part of the foundations of the building may project under the public highway. The applicant should note that contravening this condition**

will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

- **The construction process and site servicing arrangements must be discussed with Parish of St Helier Infrastructure at development stage.**

- **The existing tree must remain and be protected. Details of the protection proposals are to be agreed with the Parish prior to any work commencing**

on site.

	<ul style="list-style-type: none"> ● 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. It is noted that the construction will affect some street furniture which the applicant must be aware that it will be at their cost to relocate the furniture. ● That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. 	
<p>122/20 P/20220 - 22, Halkett Place, St. Helier, JE2 4WG0/1327</p>	<p>20 - 22, Halkett Place, St. Helier, JE2 4WG P/2020/1327</p> <p>Change of use of first and second floors from Class C - offices to create 4. no 1 bed residential units. Various alterations to South elevation.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ul style="list-style-type: none"> ● Committee notes that the proposal is for a change of use of the existing First and Second Floor office space to create 4 No 1 bedroom flats – the Ground floor will remain as a commercial unit. The property is located within the centre of St Helier, flanking Halkett Place to the west and Hillgrove Street to the south. The Property is located within the Core Retail area and the applicant confirms that it is impossible to provide car parking onto the site. the property is currently a vacant office space ● Committee requests that cycle parking is provided for residents of the new flats with electric charging points for electric bicycles. ● Committee request that the applicant reviews the bin provision as it seems that there is little space to accommodate these 4 units of accommodation as well as the ground floor commercial unit. ● That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. ● That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road. 	
<p>123/20 P/2020/1335 61, Phoenix House, David</p>	<p>61, Phoenix House, David Place, St. Helier, JE2 4TE P/2020/1335</p> <p>Demolish existing buildings. Construct 4 No. 1 bed and 2 No. 2 bed residential units. 3D Model available.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p>	

**Place, St.
Helier, JE2 4TE**

● **Committee notes that the proposal is for the demolition of the Existing buildings. The proposed new development will comprise of 6 no. units of**

accommodation, comprised of a mix of 4 no. 1-bed units and 2 no. 2-bed units. Provision of 8 no. undercover bicycle bays which includes electric

charging points for 6no. bicycles. Additionally, there are 4 no. external visitor cycle bays. Car parking was however due to issues with visibility it

was not pursued due to physical restrictions.

● **That no door(s) or window(s) may open outwards over the Public Highway. The applicant should note that contravening this condition will mean**

that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

● **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 dished 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 dished 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.

● **That no part of the foundations of the building may project under the public highway. The applicant should note that contravening this condition**

will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

● **The construction process and site servicing arrangements must be discussed with Parish of St Helier Infrastructure at development stage.**

● **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

	<p>be agreed with the Parish in advance prior to any work commencing on site.</p> <ul style="list-style-type: none"> ● That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. ● That a refuse separation and recycling strategy is agreed in conjunction with the Parish. ● Committee requests that a Planning Obligation Agreement is put in place requesting the renewal of the footpath along the front of this property, as <p>the footpath will be affected by the construction work. The footpath is to be renewed prior to occupation, the applicant must liaise with the Parish</p> <p>of St Helier Infrastructure Department to agree specification; only Parish approved civil contractors are permitted to work on the public footpath.</p>	
<p>ANY OTHER BUSINESS</p>		
<p>124/20 EXTEND PARKING FACILITIES TO COMMUNITY BASE DELIVERIES</p> <p>125/20 CROSSINGS BY FITNESS FIRST</p> <p>126/20 PHASED TRAFFIC LIGHTS MIDVALE ROAD</p> <p>127/20 FREE PARKING</p>	<p>SC said he had received a request from the Cafe Jac at the Art Centre who are trying to survive by running a click and collect service and have asked if we would consider re designating just during the pandemic the spaces opposite the Art Centre and Phillip Street to a 20 minute collection point, unfortunately this can't be done, given the state of the red tape that we exist under, and would take months to do so suggested we put up some temporary signs that say please only park here while you are collecting from nearby restaurants, after some discussion the Committee thought this had potential to be abused.</p> <p>JT said previously we had a home delivery permit scheme which enabled those organisations that were picking up takeaways and delivering them through Food.Je so that they could stop pick up takeaways and deliver to people's homes, they closed this down after lockdown was lifted, he suggested this may be a more sustainable and organised way of dealing with deliveries and collections, the Committee were happy to allow JT and SA to potentially if we went into lockdown extend some facilities to community base deliveries.</p> <p>JB suggested a chat with infrastructure about changing the two crossings by Fitness First and making them more compatible with the amount of foot traffic and cycle traffic as they are not wide enough, and would remind them the lighting on the road has failed which they have said in an email to him that they are refusing to repair it or replace it because they have not got the budget for it, which is, frankly, ridiculous. SC asked JB to forward the email so he could take it up with the Minister.</p> <p>JR said the traffic moving northbound along David Place tends to clog up outside the Deanery and although two thirds of the cars are moving along into Midvale Road, one third of them try to turn into Val Plaisant, they can't because the down coming traffic is from Midvale Road. If the traffic lights were phased at the bottom of Midvale Road the same as they are at the top this wouldn't happen as you have plenty of room at Val Plaisant to accommodate the traffic that stack between the bottom of Midvale Road junction and the turn off into St. Mark's and asked if they could write to infrastructure about this.</p> <p>BM referred to the car park by the TA unit and asked if it could be made into an official car parking area as there was sufficient room and at night time you cannot see the yellow line and people are parking there. SA said</p>	

<p>128/20 MIDVALE ROAD</p>	<p>the TA operate some heavy machinery from there so if we start narrowing the road it may cause an issue for access but will have a look to see if there was any possibility, in the meantime we will get the markers refreshed. BM asked if they were looking at offering free parking. SC said that will not happen unless there's a lockdown. BM then asked the possibility of having free parking after three o'clock to help get people back into shopping in town. SC said this was put forward for this Christmas as an initiative and believe Lyndon Farnham mentioned it to the Minister as something the Parish could do in association with economic development who have been generous in their support of our Christmas events, but the answer from infrastructure was they were not willing to do so.</p> <p>BLF referred to the Midvale Road situation, the Vicar of St Marks Church is keen on a crossing from the entrance of the church property into Convent Court, which at the moment is on hold by IHE, they have put the bus stop between the entrance of Convent Court and Val Plaisant so anybody coming out of Convent Court when buses are stopped there especially when Midvale Road becomes one-way southbound traffic, will be stepping blind into the traffic, he added he was still concerned of the dangers to pedestrians especially children around the junction of St Marks Road and Janvrin Road and said he had spoken to AS and the Head Master of Springfield School and they both agreed they could benefit from a push button traffic crossing from the school entrance to the other side for children to cross safely to the pavement, also install a barrier to stop them rushing out into the road and asked permission to liaise further with Silvio and Andre.</p> <p>SC wanted to minute his gratitude to JB and to Kevin, and the Vicar of St Marks who he has spoken to about this area and to Deputy Ward, as it is a terribly important and busy and neglected part of the road network, and it is quite extraordinary that apart from the 20 mile an hour that the parish pushed for no improvements had been made, and is disgusted the road safety problems of this junction have never been addressed by the department who is responsible for dealing with them, unfortunately until we get a walking strategy from the department we have no holistic view of giving walkers that kind of a safety and convenience and right of way, that they have under the highway code.</p> <p>SA explained there would be a cost implication, they would need to get a traffic engineer to do a crossing state, also it's the IHE Minister who has to approve the crossing even though it's a parish road, he suggested getting an initial view to avoid wasting money on reports if it's not going to be supported.</p>	
<p>129/20 UK HIGHWAY CODE CHANGES</p>	<p>GC said on the point of the highway code, the consultation was recently finished in the UK over the proposed changes to the UK code, giving absolute priority to traffic going straight across, including cycling pedestrian traffic over turning vehicles, the Minister has made no public comment about what his attitude is to these changes, which will come in automatically unless he decides to vary from the UK highway code if it's changed.</p>	
<p>130/20 GRAFFITI AND CANNONS</p>	<p>PP Informed the Committee of some negative comments posted on Facebook about some graffiti on a bunker half way up Westmount slopes, also the state on the park in general, he suggested getting the graffiti cleaned off and also some signs to inform people that the park is being used as a wild flower garden, he added he read an article on cannons on direct points in Plymouth and suggested we could do something similar with the ones we have at the depot that used to be at General Don.</p>	

AGREED DECISIONS	None	
NEXT MEETING	The next meeting will take place on Wednesday January 27 th 2021 at 9.30am Town Hall Assembly Room	