



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, 11 JANUARY 2023 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) The Very Rev'd M Keirle (MK)
IN ATTENDANCE	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr P Pearce (Procureur du Bien Public) (PP) Mr G Jennings (Procureur du Bien Public) (GJ) Mr A Sty (Infrastructure Manager) (AS) Mr S Alves (Head of Infrastructure) (SA) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES) Mr Bob Kearsley (BK) Mrs Tracey Russell (TR) Mr Connor Burgher (CB)
APOLOGIES	None
DECLARATION OF INTEREST	(JB) owns a property at La Rue de L'etau and a business in Halkett Place. (PP) Is a member of the Channel Island Occupation Society.
OPEN MEETING	The minutes of the meeting held on 7 th December 2022 were not available for approval.
MATTERS ARISING	
01/2023 DISCUSSION LED BY THE CONSTABLE IN RELATION TO RECENT CORRESPONDENCE IN RELATION TO GRAFFITI	<p>(SC) introduced Andrew Sugden, as the new Chief Executive Officer and welcomed him to the Roads Committee meeting.</p> <p>(SC) introduced Bob Kearsley, Municipal Services Director and asked what his department's procedures were when dealing with complaints in relation to graffiti. (BK) replied, complaints are reported by members of the public, property holders, parish employees and through the Love Jersey App. Not all graffiti reported is on parish property. The department has a response time of 72 hours from when it is reported to the time it is removed, this is a quicker repose time than the Government. The Jersey Electricity Company are no longer cleaning graffiti from their electricity boxes.</p> <p>(SC) asked for clarification as to what other local authorities do to combat graffiti. (BK) was unsure of this.</p> <p>(KP) thanked (BK) and his team for their proactiveness on several occasions when he has reported graffiti.</p> <p>(TV) asked if graffiti is a criminal offence. (BK) replied, you can be prosecuted, but the Parish is only aware of one prosecution in the past five years, as you must catch the person red-handed.</p> <p>(TV) asked what product the Parish uses to remove graffiti? (BK)</p>

	(KP) asked if there were any plans to introduce well-being events on days like Blue Monday. (CB) agreed this was a good suggestion and would explore the suggestion with (KP) at a later date.
PLANNING APPLICATIONS	
03/2023 P/2022/1457 THE FLAT, CHANCEUX, LA VALLEE DES VAUX, ST HELIER, JE2 3GA	Convert existing lower ground floor studio flat into a 1 one-bed apartment with amenity space and storage. Install 3 roof lights to North elevation. The Roads Committee approved the draft comments detailed in the planning report dated 11 January (refer to documentation attached)
04/2023 P/2022/1493 11 SURVILLE PLACE, AQUILA ROAD, ST HELIER, JE2 3XD	Formalise the conversion of existing 1 3-bed residential unit into two residential units. Replace dormers to East elevation. Construct second floor extension and replace existing windows to West elevation. Various internal alterations. The Roads Committee approved the draft comments detailed in the planning report dated 11 January (refer to documentation attached)
05/2023 P/2022/1495 CALISTA HOUSE, LEWIS STREET, ST HELIER, JE2 3PB	Change of use from Class C (Office) to Class J (Residential). Create 2 2-bedroom units. Various internal alterations. The Roads Committee approved the draft comments detailed in the planning report dated 11 January (refer to documentation attached)
06/2023 P/2022/1504 PARK GARAGE, HASTINGS ROAD, ST HELIER, JE2 4PH	Demolish existing garage and Construct 6 1-bedroom residential units with associated ground floor parking. Install 6 Solar Panels (1 per dwelling) and install 1 roof light. 3D model available. The Roads Committee approved the draft comments detailed in the planning report dated 11 January (refer to documentation attached)
07/2023 INFORMATION REPORTS	(JB) requested refurbish and rename Halkett Street as soon as possible. (SC) replied we do not have the funding now, but we do have resources from outside to assist us. We can proceed with the refurbishment as soon as we secure the funding. (JB) asked are we going to get some funding from the Government. (SC) said he would convey to the Minister next week that we would like to get Halkett Street completed and ask if they are willing to go half with us on the cost if we were willing to assist with refurbishing New Street. (JB) suggested starting on La Rue De L'Étau now one of the buildings was complete. JDC has secured a third of the income from the development, and so he suggested we contact them and ask for some of the money for road improvements. (SA) advised he had seen the plans which show the JDC will create three to four zebra crossings. (JB) asked the format of the crossings. (SA) advised residents have agreed upon a plan, and the crossings will be at grade. (JB) was disappointed that no speed humps would be installed, to which (SC) was in agreement. It was agreed ask JDC to attend the next Roads Committee meeting to discuss the type of crossing to be installed at Rue De L'Étau.
08/2023 AGREED DECISIONS	<ul style="list-style-type: none"> • Contact IHE and request they be as efficient as the parish in removing graffiti. • Contact JEC about their reluctance to remove graffiti from their electricity boxes as this is a concern. • Contact probation service. • Contact Isle of Man/Guernsey and Belfast asking their policies on the removal of graffiti • Add to next Roads Committee Agenda, decision to be made on type of crossing to be installed at Rue De L'Étau.
NEXT MEETING	
	The next meeting will take place on Wednesday 22 nd February 2023.

1. The Flat, Chanceux, La Vallee des Vaux, St. Helier, JE2 3GA**P/2022/1457**

Convert existing lower ground floor studio flat into 1no. one bed apartment with amenity space and storage. Install 3no. rooflights to North elevation.

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

1. Committee notes that proposal is for the conversions of the lower ground floor bedsit to create a one-bedroom unit which will require the loss of the existing garage parking. If approved, the property will comprise of 3 no units of accommodation comprising of the Proposed 1 no. one bedroom unit on lower ground floor, 1 no. three bed unit on the upper ground floor and 1 no. two bed unit in the attic.
The applicant advises that there will be a total of 5 no. car parking spaces, 2 no parking spaces are allocated for the upper ground floor unit, 2no. space for the attic unit and one parking space for the lower ground floor, however and a further a no. space for the proposed converted lower ground floor unit. No cycle parking is provided.
2. Committee notes request that the applicant provides cycle parking with electric charging for the unit of accommodation. All units of accommodation should have access to cycle parking. The bicycle spaces being provided must accommodate larger cycles such as cargo cycles.
3. The applicant is to provide dimensions to the parking space to the front of the property (the standard parking spaces should be 2.4m wd x 4.8m long) as it is questionable if there is sufficient space for 5 no. car parking spaces, as it is noted on the photograph cars parked paralleled to the front wall not as what the applicant has shown on the drawings. Therefore, it is questionable if the car parking perpendicular to the front wall will fit in the parking spaces as the car parked in this manner must not under no circumstance overhang the public footpath which would result in obstruction for pedestrians especially those with a wheelchair.
4. The users of the car parking spaces will be expected to reverse into the parking space as parking front face will cause a serious risk to pedestrians walking on the footpath. The Committee requests that if the application is approved that there is a condition imposed on the applicant that cars parking in these spaces must reverse into the parking space, if this cannot be conditioned then the Committee has serious safety concerns.
5. The car parking spaces provided are to include electric charging.
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. 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 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.

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/2022/1493>

3. Calista House, Lewis Street, St. Helier, JE2 3PB

P/2022/1495

Change of use from Class C (Office) to Class J (Residential). Create 2no. 2 bed units. Various internal alterations.

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

1. Committee notes that the proposal is for a change of use the existing First and Second Floor office space into residential. The property is proposed to comprise of commercial store with office space at ground floor (remaining as existing). The First and Second floor to be converted to form units of accommodation; there will be 1 no. two-bed unit on the first floor and 1 no. two-bed unit on second floor. Due to site constraints the ability to provide onsite vehicle parking is not possible.
2. Committee requests that cycles parking is provided with electric charging as there should be a minimum of 1 no. cycle parking space per bedroom with electric charging for electric cycles. All units of accommodation should have access to cycle parking. The bicycle spaces being provided must accommodate larger cycles such as cargo cycles.
3. It is noted that residents will be given access to access the ground floor business to access the bin store therefore the applicant is to explore provision of cycle parking on ground floor in the same area.
4. It is noted that the occupiers of the residential units of accommodation will need to access the ground floor business to access the bin store, however, there does not seem to be any proposal for collection, therefore 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/2022/1495>

4. Park Garage, Hastings Road, St. Helier, JE2 4PH

P/2022/1504

Demolish existing garage and Construct 6 No. 1 bedroom residential units with associated ground floor parking. Install 6no. Solar Panels (1 per dwelling) and install 1no. rooftop. 3D model available.

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

1. Committee notes that the proposal is for demolition existing vacant 'former park garage site', which is commercial and located within the residential street of Hastings Road, St. Helier. The development is proposed to be three storey, Ground floor for parking, first floor to comprise of 3 no. one-bed units and second floor comprising of a further 3 no. one-bed units.
The development will comprise of a total of 6 no. one-bed residential units and each unit of accommodation will be allocated 1 no. car parking space with electric charging and 1 no. bicycle parking space with electric charging.
2. 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.