

**MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA
HELD IN THE OLD MAGISTRATE'S COURT AT THE TOWN HALL ON
WEDNESDAY, 12 FEBRUARY 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)
Mr R Le Brocq (RLB)

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)

APOLOGIES

The Very Rev'd M Keirle (MK)

OPEN MEETING

There were no declarations of interest.

Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 15 January 2020 were agreed.

MATTERS ARISING

**25/20 - PROPOSALS FOR
LA RUE DE L'ETAU**

Previous minute 03/20 refers
SA advised the Committee that a response had not yet been received from States of Jersey Development Company (SoJDC), he agreed to chase the matter with them.

**26/20 - PARKING – NEW
STREET**

Previous minute 24/20 refers
The Committee were advised that a response had not yet been received from Growth, Housing & Environment (GHE).

**27/20 - REVISED
PARKING
ARRANGEMENTS –
MOUNT BINGHAM CAR
PARK**

Previous minute 22/20 refers
SC advised the Committee that he had received a complaint from a member of the public about the new arrangements and suggested that the situation should be monitored.

AGENDA ITEMS

**28/20 - INSTALLATION
OF ELECTRIC VEHICLE
CHARGING POINT – THE
PARADE EASTERN ARM**

Previous minute 211/19 refers
In October 2019 the Committee agreed to allocate 4 on-street parking spaces for the sole use of Evie electric car club. As previously indicated Evie have approached the Committee again to obtain permission to install an electric vehicle charging point (EVCP), with protective barrier, on The Parade eastern arm between the 2 approved spaces in this location. It is intended that the EVCP will be unbranded and finished in matt black. Jersey Electricity Company (JEC) have suggested that the cabinet, to be painted green, which is needed to service the EVCP be located behind the existing electric cabinet which serves the WW1 memorial and events on Parade Gardens.

Representatives from Evie and JEC attended the meeting.

The Committee made the following observations:-

- Concern about an additional cabinet and its proximity to the WW1 Memorial
- Could the existing cabinet not house the necessary equipment?
- Could the additional cabinet be sited in the redundant area behind the tree on the road?
- Pavements and cycle routes should not be encroached upon where possible
- If the additional equipment was placed behind the tree this would mean cables trailing along the pavement to the parking space furthest away, a potential trip hazard
- They requested could the allocated parking spaces be changed to those either side of the tree, one being currently allocated as a doctor's parking space for the Lister Surgery?
- There are currently 3 doctor's and 2 disabled parking spaces along this stretch – these could be reviewed as they do not generate income

The Committee were advised that any re-designation of the parking spaces would require a change to legislation.

JEC said they could investigate further options with their technical department but the existing cabinet would not be sufficient to support the WW1 memorial, events such as the ice rink and the EVCP.

**29/20 - PHASE 2 –
SPEED LIMIT REVIEW**

The Committee agreed in principle to the installation of an EVCP subject to the location of the charging point being finalised by the officers and re-designation of the parking spaces to accommodate Evie vehicles being parked either side of the tree if this is to be the location of the additional cabinet. The matter to be brought back to Committee if this is not achievable.

Previous minute 36/19 refers

As part of the GHE Road Safety Action Plan, Phase 1 of the review was approved by the Minister and changes to speed limits were made within the ring road and the Havre des Pas area.

Phase 2 is now due for review and this will include roads outside the ring road and those where either PoSH or Parishioners have raised concerns, the Committee were asked to approve the list. PoSH and GHE officers have worked together and drawn up a list of roads for consideration of a review subject to consultation. It is anticipated that Phase 2 will take around 30 months to implement as the involvement of the Law Officers is necessary which is it out of PoSH's control.

PoSH and the Honorary Police have monitored Phase 1 since the implementation date via the use of Speed Indication Devices (SIDs). This has indicated 30.3% of those vehicles monitored were speeding with 0.4% identified as significantly speeding which could result in a court appearance. Similar monitoring will be undertaken when Phase 2 has been implemented. There is currently no funding allocated for this project which needs to be included in the forthcoming cost estimates.

Rd Ref	Official Street Name	Modern Jèrriais translation	French translation	Admin by	current Speed limit	Speed review Phase2
007	BALMORAL DRIVE			PoSH	30	20
010	BELLOZANNE ROAD	La Route dé Bellozanne		PoSH	30	20
029	CHAPEL LANE	La Ruelle d'la Chapelle		PoSH	30	20
038	CLAREMONT ROAD			PoSH	30	20
039	*CLARENCE ROAD			GH&E	30	20
045	CLOS ST ANDRE	Lé Clios Saint André		PoSH	30	20
046	CLUBLEY ESTATE			PoSH	30	20
047	COLLEGE HILL	La Ruelle du Creux		PoSH	30	20
062	DONGOLA ROAD			PoSH	30	20
273	DRURY LANE			PoSH	30	20
068	ELIZABETH LANE			PoSH	30	20
071	FARLEY'S LANE			PoSH	30	20
073	FOUNTAIN LANE			PoSH	30	20
074a	PATRICK FREELEY LANE			PoSH	30	20
083	GROSVENOR STREET			PoSH	30	20
118	LA POUQUELAYE	La Pouquelaye		PoSH	30	20
125	LA RUE CYRIL MAUGER			PoSH	30	15
126a	LA RUE DE CARTERET			PoSH	30	20
126b	LA RUE DE L'ÉTAU			PoSH	30	20
133	LE BRETON LANE	La Ruelle Lé Bréton		PoSH	30	20
133a	LE CLOS VAZE	Lé Clios Vase		PoSH	30	20
143	LOWER KINGS CLIFF			PoSH	30	20
144	MANOR PARK ROAD			PoSH	30	20
150	*MONT COCHON	Lé Mont Couochon		GH&E	30	20
153	MONT PINEL	Lé Mont Pinné		PoSH	30	20
154	*MOUNT BINGHAM			GH&E	30	20
163	OLD DON ROAD			PoSH	30	20
165	OLD MONT COCHON	Lé Vièr Mont Couochon		PoSH	30	20
166	OLD ST ANDREWS			PoSH	30	20

	ROAD					
167	OLD ST JAMES PLACE			PoSH	30	20
172	PARADE ROAD			PoSH	20	20
175	PARIS LANE			PoSH	30	20
181	PEN-Y-CRAIG			PoSH	30	20
186	*PLEASANT STREET			GH&E	30	20
191	QUEEN'S AVENUE			PoSH	30	20
192	QUEEN'S LANE			PoSH	30	20
195	RALEIGH AVENUE			PoSH	30	20
196	RALEIGH LANE			PoSH	30	20
198	RICHMOND ROAD			PoSH	30	20
199	LA RUELLE DE RAUVET			PoSH	30	15
205	ROUSSEL STREET	La Rue Roussel		PoSH	30	20
216	LA RUE DES CANONS	La Rue des Canons	La Rue des Canons	PoSH	30	15
219	LA RUE DE PODÊTRE	La Rue d'Podêtre		PoSH	30	20
221	LA RUETTE DES PARCQS			PoSH	30	15
230	SOUTH HILL	Lé P'tit Mont		PoSH	30	20
232	ST ANDREWS ROAD			PoSH	30	20
233	*ST AUBINS ROAD	La Route de Saint Aubin	La Route de Saint Aubin	GH&E	30	20 (Part)
236	*ST JOHNS ROAD	Lé Mont Martin		GH&E	30	20
242	TOWER ROAD	Lé Mont Coutanche		PoSH	30	20
246	TYNEVILLE LANE			PoSH	30	20
247	UNDERCLIFFE ROAD			PoSH	30	20
249	UPPER CLAREDON ROAD			PoSH	30	20
250	UPPER KINGS CLIFF			PoSH	30	20
251	UPPER MIDVALE ROAD			PoSH	30	20
254	VALLEY ROAD			PoSH	30	20
264	WEST PARK AVENUE			PoSH	30	20
265	WESTMOUNT ROAD	Lé Mont ès Pendus	Le Mont Patibulaire	PoSH	30	20

53 No Roads reduced from 30mph to 20mph

4 No Roads reduced from 30mph to 15mph (Green Lanes)

PP suggested that La Ruelle De Rauvet should be one way as there are no passing places, SA said this could be looked at as a separate exercise but there may be an impact on the surrounding roads.

BM suggested that Patrick Freeley Lane should have a 15mph limit, SA said this limit was for Green Lanes and initially the road would not be open to through traffic but should the road ever be re-opened the speed limit could be reviewed. GJ said that there was inconsistency as routes in urban areas should also put children first and they should be able to cycle independently in a safe environment.

SC asked could a 5mph speed limit, ie walking pace, be investigated as is often used in France. JB suggested that pedestrian/cycle priority on Green Lanes should be indicated by appropriate signage. SA suggested that these two matters could be included in the forthcoming Transport Policy and an amendment could be suggested.

PP asked what speed limit was imposed on precinct permits, SA said he thought it was 5mph but would check.

BLF suggested that each road should be looked at on its merits as some rural roads were actually very wide and may support a higher speed limit.

The Committee agreed in principle to the list of roads to be included in Phase 2 of the review

<p>30/20 - REVISED ROADS COMMITTEE'S CODE OF CONDUCT & FUNCTION</p>	<p>subject to the necessary consultation being carried out and that Patrick Freeley Lane be designated 15mph.</p> <p>Following the establishment of the Shadow Conseil Municipal, the Roads Committee's Code Of Conduct & Function has been reviewed. The policy has also been updated to include PoSH's commitment to become carbon neutral and going forward for meetings to be paperless. The relevant laws mentioned in the policy have been updated along with the procedure for 'Any Other Business'.</p> <p>JR suggested that a paragraph should be included to indicate that a decision made by the Committee cannot be rescinded unless a vote is taken at a subsequent meeting, this was not supported by other members.</p> <p>It was clarified that if a member of the public asked for an item to be raised under 'Any Other Business' this had to be done in advance for discussion at a subsequent meeting, the same as for any Committee member.</p> <p>The Committee agreed that the revised policy should be adopted.</p>
<p>PLANNING APPLICATIONS 31/20 - 100, HALKETT PLACE, ST. HELIER, JE2 4WH</p>	<p>P/2019/1611 100, Halkett Place, St. Helier, JE2 4WH</p> <p><i>Convert 1 No. three bed residential unit and store and construct mezzanine floor to form 1 No. one bed and 1 No. two bed residential units at second and third floor. Install 3 No. dormer windows to West elevation.</i></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 no car parking is being provided, however Committee requests that the applicant provides sufficient off street cycle parking provision with the facility for charging electric cycles. • 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>32/20 - B & Q SUPERCENTRE, QUEENS ROAD, ST. HELIER, JE2 3GR</p>	<p>RC/2019/1624 B & Q Supercentre, Queens Road, St. Helier, JE2 3GR</p> <p><i>Vary condition 1 of permission RC/2017/0388 in respect of operating hours to allow trading on all ordinary Sundays.</i></p> <p>The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • If the applicant is successful with varying condition 1, they will need to apply to the Parish for Sunday Trading Permit.
<p>33/20 - LA CROIX DE LA REINE, CHARING CROSS, ST. HELIER, JE2 3RP</p>	<p>P/2019/1637 La Croix de la Reine, Charing Cross, St. Helier, JE2 3RP</p> <p><i>Convert the existing granite planters adjacent to La Croix de la Reine into a water feature and seating.</i></p> <p>The Roads Committee supports this application.</p>
<p>34/20 - CHARLES BISSON HOUSE, 30-32, NEW STREET, ST. HELIER, JE2 3TE</p>	<p>P/2019/1654 Charles Bisson House, 30-32, New Street, St. Helier, JE2 3TE</p> <p><i>Change of use of ground floor from Class C office to Class K medical and welfare with ancillary gym facilities.</i></p> <p>The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • That the refuse store and collection arrangements are agreed in detail with the Parish

35/20 - 17 HILARY STREET AND, 4 & 6 WESLEY STREET, ST. HELIER

Refuse Manager.

- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

P/2019/1661

17 Hilary Street and, 4 & 6 Wesley Street, St. Helier

Change of use of first, second and third floor offices to form 4 No. one bed and 6 No. two bed residential units with associated existing parking. Alterations to create roof terrace and extend bin store.

Committee notes the application is for change of use of first, second and third floor offices to form 10 No residential units with associated existing 5 No parking spaces of which 4 No parking spaces will be allocated to the residential units and 1 No parking space will be retained for the existing office. Alterations to create roof terrace and extend bin store.

The Roads Committee has examined plans for the above submission and gives approval provided:

- Committee would normally request that one parking space per unit of accommodation be provided, however Committee is aware that the property being a conversion cannot accommodate more car parking, only 4 parking spaces are provided for the 10 residential units. Committee requests that the applicant considers making one of these spaces part of a car club share scheme so that any resident in the property would be able to have access to a car. Committee requests that a condition be imposed stating that no parking spaces may be sub-let to persons without business or residence at the site, in perpetuity.
- Committee requests that the all car parking spaces provided have electric charging facility, or at least the infrastructure to enable charging points to be placed for each car parking space.
- Committee notes that ten cycle storage loops are to be provided within the ground floor car parking area, Committee would ask that electric charging points be provided for e-cycles.
- Committee requests that the applicant considers increasing the cycle parking and considers provision of off street visitor cycles spaces.
- Committee requests consideration to the provision of motorcycle parking.
- Applicant to liaise with Growth, Housing and Environment to discuss and agree safe cycle routes to/from, for access and egress to the site linking to the "cycle network". Consideration should be made for a POA to be imposed to go towards cycle route provision.
- Any work that will affect the public highway must be agreed in advance with the Parish of St Helier Infrastructure Department, i.e. 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 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.

36/20 - 13 - 15, CHARING CROSS, ST. HELIER, JE2 3RP

P/2019/1672

13 - 15, Charing Cross, St. Helier, JE2 3RP

Change of use of ground and first floors from Class A shop to bank and Cafe.

37/20 - JERSEY
MASONIC TEMPLE,
STOPFORD ROAD, ST.
HELIER, JE2 4LZ

The Roads Committee has examined plans for the above submission, welcomes the re-sue of a building and gives approval provided:

- 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/2019/1673

Jersey Masonic Temple, Stopford Road, St. Helier, JE2 4LZ

Demolish existing caretaker's dwelling. Construct 5 No. one bed residential units with associated amenity area. Various internal and external alterations to temple. 3D Model available.

Committee notes the application is to demolish the existing caretaker's dwelling. Construct 5 No. one bed residential units with associated amenity area. Various internal and external alterations to temple.

The Roads Committee's previous comments on application reference P/2019/0119 have been updated for this new application:

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

- The Parish supports the lowering of the kerbs along Oxford Road where the existing leased car parking is provided for the new 5 No units of accommodation. All remedial works are to be agreed with the Parish in advance and at the cost of the applicant and only Parish approved contractors are permitted to work on the public road/footpath (Oxford Road).
- The applicant is to ensure that cars parked along Oxford Road do not under any circumstances overhang onto the public footpath as the drawings provided do not indicate any dimensions of the parking spaces.
- Committee suggests that the applicant considers placing some electric charging points in their car park.
- Roads Committee strongly maintains its request that, as part of a public realm improvement, that a Planning condition is imposed to improve public safety, requesting that the 29 space private car park entrance and exit are relocated so that it is via Stopford Road (i.e. the existing entrance/exit on Common Lane to be blocked). This will improve safety and the well-being of residents/neighbours from this busy car park which is accessed and exits out onto Common Lane which is very narrow.

The Parish continues to receive regular complaints as users of the car park continue to ignore signage and dangerously exit out against the one way in Common Lane exiting out onto Stopford Road so that they do not need to go around. Committee would appreciate if the applicant can consider moving the entrance/exit out onto Stopford Road which would significantly improve safety. Please note that Stopford Road is administered by Growth, Housing and Environment who would need to be consulted on this.

- In the supporting paperwork, there is mention of cycle parking being provided however the drawings submitted do not indicate the cycle parking spaces or the number of spaces being provided. Applicant is to clarify what provision is being made and confirm that some spaces will incorporate electric charge points for e-cycles.
- 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 the Growth, Housing and Environment since the road in front of the property is a States Main Road (Stopford Road).

SC withdrew from the meeting whilst this application was discussed.

38/20 - WESTHILL
COUNTRY HOTEL, WEST
HILL, ST. HELIER, JE2
3HB

P/2019/1584
Westhill Country Hotel, West Hill, St. Helier, JE2 3HB

(Demolish existing hotel and construct 39 No. two bed, 6 No. one bed and 6 No. three bed residential units with associated parking and landscaping. Alter vehicular access onto West Hill.) DESCRIPTION CHANGE: OUTLINE APPLICATION: Demolish existing hotel and construct 39 No. two bed, 6 No. one bed and 6 No. three bed residential units with associated parking and landscaping. Alter vehicular access onto West Hill. Fixed Matters: Scale and Mass, Siting, Means of Access, Landscape (Strategy) Reserved Matters: External Appearance and materials. 3D model available

Committee notes the application is for the creation of 51 units of accommodation with 95 car parking spaces (10 spaces with dedicated electric charging points i.e. 10%), 11 visitor car parking spaces, 114 cycle parking spaces (11 spaces with electric charging i.e. 10%).

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

- Committee requests that additional electric charge points for cycles are provided in excess of the 10% indicated.
- Committee requests that a car club is introduced.
- The applicant should install an appropriate number of speed humps along the drive which must be in compliance with Highway (Road Humps) (Jersey) Regulations 2002, as this will help keep motorists' speeds low. Applicant is to consult with a traffic engineer to design and space the speed humps that will force speeds to be kept low. Designing speed humps to the requested regulation will enable emergency services to access the site.
- It is noted in the Travel plan the desire to encourage other modes of transport, however for this to be achievable it is important that the applicant provides safe access to and from the development which includes the provision of footpaths/cycle routes, improving the bus provision and providing cycle route to and from the site linking and improving the connection to the established Cycle Routes.
- It is noted that there is no footpath provided for pedestrians along the access driveway, applicant to include a footpath which may mean taking some of the field, but this will greatly improve pedestrian and cycle safety.

The applicant is to provide a footpath from the site alongside the vehicle access.

- Applicant is to liaise with Growth, Housing and Environment for details to discuss and agree a strategy to link cycle access to and from the site to the cycle network.
- As a public realm and safety improvement Committee requests that the applicant creates a dedicated footpath along the boundary of field H1199 along La Grande Route du Mont à L'Abbé and West Hill. This proposed footpath will link to the existing track from the applicants site (Mont à L'Abbé side) and link to a new footpath that should be provided along the vehicular access (West Hill) leading to the site.
- The newly created footpath should be ceded to the Parish. The design detail of the footpath is to be agreed with the Parish along with the provision of street lighting. The footpath should ideally be sufficient in width to accommodate cycles and pedestrians.

Providing a footpath creates a safe route for pedestrians and cyclists which will benefit the applicant's development and provide a safe link to the applicant's existing track access on La Grande Route du Mont à L'Abbé and improve visibility at the track junction.

- Committee expresses concerns with the number of trips and impact this will have on the junction of West Hill and La Grande Route du Mont à L'Abbé although the requested footpaths will improve the visibility at the junction, but this would not necessarily address the traffic cutting across lanes. Committee therefore requests that the junction is widened to provide safer exit, details to be agreed with the Parish, this will help alleviate the potential of traffic build up at the junction which is currently affected by poor visibility.
- The applicant to liaise with Growth, Housing and Environment to discuss and fund improving the bus facility by placing a dedicated bus shelter on La Grande Route du Mont à

L'Abbé linked to a footpath. Provision of a bus shelter will be of benefit to the applicant's development and the wider area for residents in the vicinity, encouraging residents to use alternative transport.

Example of bus shelter:



- The applicant is to provide motorcycle parking on the site and provision of electric charging for electric motorcycles, which is growing in popularity and provides environmental benefits.
- The Committee supports the introduction of cycle parking, which should include 10% for electric charging, the infrastructure should be in place to increase this provision as demand expands.
- Committee notes the provision of 10% electric car charging points and request the infrastructure should be in place to increase this provision as demand expands, applicant anticipates all parking spaces having electric charge points.
- That the applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Growth, Housing and Environment which is available online.

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.

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

39/20 - THE GOODEGG
BEACH CAFE LIMITED,
LA COLLETTE
PROMENADE, MOUNT
BINGHAM, ST. HELIER,
JE2 4PW

P/2020/0038

The Goodegg Beach Cafe Limited, La Collette Promenade, Mount Bingham, St. Helier, JE2 4PW

Construct new timber frame structure to existing terrace to East elevation.

Committee notes that the application is to construct new timber frame structure to existing terrace to east elevation terrace area.

The Roads Committee has no objections to the above submission.

ANY OTHER BUSINESS

40/20 - ELECTION OF
PROCUREUR DU BIEN
PUBLIC

The Committee congratulated GJ on his re-election to the role of Procureur du Bien Public.

41/20 - POSH POLICY
FOR ELECTRIC
VEHICLES

JB asked that a policy be in place, this would form part of the Active Transport Policy and forthcoming Parking Standards.

**42/20 - REINSTATEMENT
OF UNLOADING BAY –
THE ESPLANADE**

NEXT MEETING

BM raised that the unloading bay times should revert to standard times. BM to liaise with Infrastructure Officers to identify bay in question.

The next meeting will take place on Wednesday 18 March 2020 at 9.30am in the Old Magistrate's Court, Town Hall.