

<u>MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA HELD IN THE OLD MAGISTRATE’S COURT AT THE TOWN HALL ON WEDNESDAY, 12th AUGUST 2020 AT 9.30AM</u>	
<u>PRESENT:</u>	<p>Constable S Crowcroft (SC) (Chairman) Mr P Pearce (Procureur du Bien Public) (PP) Mr B Le Feuvre (BLF) Mr J Baker (JB) Mr B Manning (BM) Mr J Rogers (JR) Mr R Le Brocq (RLB) The Very Rev’d. M Keirle (MK)</p>
<u>IN ATTENDANCE:</u>	<p>Mr G Jennings (Procureur du Bien Public) (GJ) Mr S Alves (Head of Infrastructure) (SA) Mr J Turner (Chief Executive Officer) (JT) Mrs A Sweeney (Parish Secretary) (ASW) Miss G Rowley (Infrastructure Administrator) (GR) Mr N Macdonald (Director of Resources) (NM) Mr Colin Lever (on behalf of Residents of Vallée des Vaux) (CL) Mr Jeff Worthington (on behalf Topsy Town House – Craig Street) (JW)</p>
<u>APOLOGIES</u>	None
<u>OPEN MEETING</u>	<p>SC declared his interest regarding Item Agenda Item A7 (Planning Application ref: 3 BALMORAL EXECUTIVE SUITES, CLARENDON ROAD). To consider recent planning applications as he lives in the vicinity.</p> <p>Having been previously circulated, the ‘A’ Agenda Minutes of the meeting held on 24th June 2020 were agreed and the following amendment noted by BLF added (34/20 below)</p>
<u>MATTERS ARISING</u>	
34/20 TO RECEIVE A PRESENTATION ON CYCLE ROUTES & GREEN LANE REVIEW/REVIVAL (WWW.CYCLE4JERSEY.ORG)	<p>BLF advised that the previous minutes should make reference to his and JR concerns that were raised at the meeting: <i>“the closure of roads to all except cyclists could discriminate against other users and could be difficult to administer”</i>. It was agreed to adopt this revision.</p>
35/20 TO RECEIVE AN UPDATE ON ARRANGEMENTS FOR VISITE DU BRANCHAGE DUE TO COVID-19	<p>JB enquired as to whether a “traffic light” system would be put place to add consistency to penalty charges and sending out of letters. SC thanked JB for his contribution, noting penalties are a matter of Law and he takes the advice of the Roads Committee regarding amounts, especially in light of repeat offenders. SC extended his thanks to those involved in arranging the EVie bikes for the July branchage and also to Mrs Keirle for the splendid luncheon; he also thanked the Infrastructure team for preliminary works prior to the day which highlighted main issues. BM said he believed the bikes provided better opportunity to discover infractions than the mini-bus. PP was concerned some attendees may be discriminated against as they are not able to use bicycles, SA commented as the Government has placed the Island on Level 1, until a vaccine has been approved, the use of a mini-bus would not be possible. SC expressed some vehicle alternative would be in attendance and requested the next Visite du Branchage et Chemins follows a different route to also include La Pouquelaye, Le Pignon and Patrick Freeley Lane. SC noted Patrick Freeley Lane would be officially opened with ribbon and the family of the late Patrick Freeley to be invited. Le Pignon would also need an official opening, possibly including the owner of Les Pignon.</p> <p>PP suggested the Visite commences from the Municipal Services depot to eliminate some hills.</p>
39/20 ZEBRA CROSSING BY OLD ODEON BUILDING	<p>JB requested an update on this matter, SA has raised this with Growth, Housing and Environment as it is their responsibility and is awaiting a response.</p>
<u>AGENDA ITEMS</u>	
47/20 TO CONSIDER INVESTIGATING THE TEMPORARY CLOSURE TO THROUGH TRAFFIC IN VALLÉE DES VAUX ON SUNDAYS	<p>Vallée des Vaux residents met with the Constable in July to request the Roads Committee consider closing Vallée des Vaux to through traffic on Sundays, as is currently being trialled by the Parish of St Lawrence with Waterworks Valley.</p> <p>CL addressed the Roads Committee on behalf of residents of Vallée des Vaux. On analysing data provided by Speed Indicator Devices, SIDs, CL surmised 90% of traffic travelling through the valley exceeded the speed limit and between 9am – 6pm and estimated 350 vehicles, mostly visitors, passed through. He proposed to create a canvas</p>

	<p>and environmental area which others would potentially follow; he noted Sports Jersey, The National Trust for Jersey, Michael Stentiford and Jersey Heritage, among others, had all shown interest in improving the environment and ambiance of the valley through a series of walks and talks. CL stated there was no Vallée des Vaux residents committee. He further stated he and other volunteers could note J-plates of those using the Valley. CL proposed signage could be in place to indicate access to Waitrose and volunteers could manage signage and signage rather than there be Honorary Police involvement and parking to be made available at Warwick Farm and Waitrose.</p> <p>JR implied that he believed the problem to be the proposal, he would propose closing the Vallée for four Sunday events as he believes this would not need consolation and the organisers would provide policing. SA interjected that consultation would be needed and residents notified. BM supported JR's proposal, however he believes this is not a good time to close a road. JB reported he had met residents and Deputies on site and the sum of £573 for each closure was problematic. BLF has also spoken with some residents who will not support vague recommendations as to Sunday access. He would however support events in this area. SC reminded the Roads Committee the proposition on the agenda is to "investigate" the road closure, not to implement it, he would discuss events at a separate meeting as this was not a concern of the Roads Committee.</p> <p>CL suggested he held a one-off event between September and December.</p> <p>The Roads Committee agreed the Parish investigates the option of Sunday restricted access and have agreed in principal to trialling a Sunday closure for the purpose of an event.</p> <p>Proposals to improve the visibility and safety of Craig Street have been submitted due to the planned redevelopment of the former Topsy Town House public house to 31 residential apartments. The improvements would be paid for by the developer who contacted the Infrastructure Department for pre-planning advice on their proposals, which has subsequently been provided. SC commented that tree should be planted into the pavement and the utility services should be moved or adjusted rather than have a tree in planter as the tree should be part of the improvement. GJ questioned the position of the proposed cycle racks towards the footpath edge. SA noted the principles behind the planning was similar to Chevalier Road and these are preliminary drawings only. PP commented the addition of cycle racks and bollards discouraged vehicles from mounting the footpaths and parking, he further expressed concern regarding the omission of parking and unloading bays. SA explained parking and unloading bays would compromise visibility and were not suitable in this location. The proposed improvements would enable visibility out of the car park to be improves in compliance with the visibility requirements as set out in "Access onto the Highway – Standards and Guidance". SC thanked JW for his very generous offer to improve the footpath and invited comments from him. JW thanked the Roads Committee for their consideration and would be happy to provide in ground trees with controlled root systems.</p> <p>All members were in supportive in principle subject to provided that trees in the road were planted and a cycle parking rack provided. Final designs to be agreed with officers.</p>
<p>48/20 TO CONSIDER PAVEMENT IMPROVEMENTS TO CRAIG STREET DUE TO THE PROPOSED REDEVELOPMENT OF THE FORMER TOPY TOWN HOUSE, NEW STREET</p>	
<p>PLANNING APPLICATIONS 49/20 31-41 BROAD STREET</p>	<p><i>Vary Conditions 3, 8, 11, 13, 15, 18, 20, 22 and 23 of P/2011/0817 (As amended RC/2016/1027) To re-phase their discharge.</i></p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ul style="list-style-type: none"> • The works associated with improvements to Commercial Street are to be addressed and agreed prior to works commencing on site as per the requirements that the Parish raised on the previous application ref: P/2011/0817 dated 14.07.11 which remains relevant.
<p>50/20 26 ASHVILLE, VAUXHALL STREET</p>	<p><i>Convert existing 1 no. 2 bed and 1 no. 6 bed residential units and construct one storey extension with terrace above to South elevation to create 3 no. 1 bed and 2 no. 2 bed residential units with associated car parking and amenity space.</i></p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <p>The Roads Committee notes that the proposal is to remodel the property including provision of a ground floor extension to create 5 apartments (3 x 1 bed & 2 x 2 Bed) with car parking for 3 cars which are provided with electric charge facilities. Cycle storage facility is being created in the store rooms (one per unit) complete with electric charging point. Access to the parking spaces is via an existing entrance</p>

51/20 3 BALMORAL
EXECUTIVE SUITES,
CLARENDON ROAD

- The Roads Committee would normally expect 1 parking space per unit of accommodation but is aware that this is not physically possible to be fitted onto the site, therefore with the provision of 3 spaces. It is noted the electric charge points are not indicated on the drawings, the applicant should show this on the drawings.
- The car parking spaces allocated for this development should be conditioned that they remain for the use and in ownership of the units of accommodation.
- It is understood that cycle parking complete with electric charging in each store room, this is not shown on the drawings. The applicant should show this on the drawings with the electric charge points.
- 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.

Construct third floor to create 1 No. 2 bed residential unit with balcony to South and East elevations.

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

The Roads Committee notes that the proposal is to increase the height of the building by an additional storey to create 1 No 2 bed unit.

- The Roads Committee have concerns that no additional off-street car parking is being created for this new additional unit of accommodation. The current Residents' Parking Zone cannot support any additional draw on its limited space.

It is not clear from the drawing what parking arrangements have been provided to cater for the additional 2 bedroom unit of accommodation as it seems there is no increase in car parking provision although it is noted that an electric car charging point is being provided for one existing car parking space.

- The applicant has indicated a bike park area but has not elaborated how many bicycles are able to be accommodated in the space provided, the Committee would also request that electric charging point is provided 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.

REVISED PLANS: Construct first and second floor extension. Convert existing 1 no two bed dwelling to create 2 no. two bed residential units. AMENDED DESCRIPTION: Construct first and second floor extensions and convert existing 1 no. 2 bed dwelling to create 2 no. 2 bed residential units.

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

The Roads Committee notes that the proposal is to extend the property on First and Second Floor to convert the existing 2 bedroom unit of accommodation to 2 x 2 bedroom apartments whilst the Ground floor remains as retail space.

- Committee does not normally support the proposed redevelopment of the first and second floor areas to replace the existing 1 No 2 bedroom unit of accommodation with 2 No 2 two bedroom units of accommodation without the provision of car parking. Committee would expect at least one car parking space should be provided per unit of accommodation but understands that there is no opportunity to create parking.
- It is noted reference is made to on-street car parking, which forms part of the St Thomas' Residents Parking Zone. It should be noted that there is a large

52/20 22 GREAT UNION
ROAD

demand for RPZ permits in the St Thomas' RPZ area.

- Committee notes that the applicant has not indicated on the drawings any provision for cycle parking, which should also incorporate charging points for electric cycles. It is noted that there is mention of cycle parking within the design statement which is not reflected on the drawings as the Design Statement mentions: "Cycle parking can be provided off the front pathway, within the upper element of the tall refuse bin area."

This statement does not identify how many cycle parking spaces are being provided and there is no mention of cycle charging facility for electric bicycles. The applicant is requested to clearly show this on a drawing in order to demonstrate compliance with Policy TT4 – cycle parking.

- 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.

Various internal alterations to change the use from Class B (Cafe) to Class A (Shop for the sale of financial services or advice)

The Parish has examined plans for the above submission 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.
- That notwithstanding the above comments, this submission should be referred to Growth, Housing and Environment since the road in front of the property is a States Main Road.

53/20 35, BURRARD STREET

ANY OTHER BUSINESS

54/20 LE MASURIER PARTY WALL

SA reported the party wall LMF Jersey Investments Limited has proposed to construct will need to be accessed via the Parish's Nelson Street car park; this proposal will be discussed at Parish Assembly on Wednesday, 19th August. A RICS valuation by CBRE valued the land to be £70, 000 subject to Parish Assembly approval, together with the loss of revenue on car park spaces and professional fees. Should planning consent enhance the value of the land, the Parish of St Helier is entitled to 50% of this. BLF observed that a turning area needs to be implicated in Rue Du Funchal, SA will investigate this proposal, however SA noted Roads Safety Audits, Levels 1, 2 and 3 need to be completed to show this is safe. SC thanked the Roads Committee, SA and BLF for bringing the party wall to his attention, he assured all costs relating to the wall would be met by the developers and these monies could be used for environmental projects.

55/20 TIMINGS OF PEDESTRIAN CROSSINGS

JB reported the crossing at the Parade gives pedestrians 3.5 seconds to cross only, the matter was brought to GHE attention who advised that the timing was correct and that increasing the timing would result in traffic build up. JB questioned whether traffic should have priority over pedestrians.

56/20 OLD STREET BIKE RACKS

BM first thanked all present for the works completed in Cleveland Road and further asked if additional bicycle racks would be provided in Old Street. SA responded there is funding for this and it would be reviewed.

57/20 OLD STREET RISING BOLLARD

JB enquired when the rising bollard would be operational. SA explained the bollard was on order and it was coming from Italy, delays had occurred due to Covid-19 – as soon as it arrives it will be installed.

58/20 BROAD STREET CLOSURE

RLB questioned whether the closure of Broad Street was a temporary measure, SC suggested he should write to the Minister for an answer to this as it is a Government decision.

59/20 ST JOHNS ROAD

BLF extended his thanks to AS for the support and work he has helped with and to Growth, Housing and the Environment Department for the installation of the crossing. He further thanked SA and the Infrastructure Department for works regarding Nelson Street.

NEXT MEETING

The next meeting will take place on Wednesday, 16th September 2020 at 9.30am in the Old Magistrate's Court, Town Hall.