

**MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA
HELD IN THE OLD MAGISTRATE'S COURT AT THE TOWN HALL ON
WEDNESDAY, 15 JANUARY 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)

OPEN MEETING

Declarations of interest were noted from JB re Minute No 03/20.

Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 4 December 2019 were agreed.

MATTERS ARISING

**01/20 - ROAD
IMPROVEMENTS –
VALLÉE DES VAUX**

Previous minute 271/19 refers
JB said that he had some proposals which he would circulate via email.

SC said that Deputy Ward had discovered that pedestrian priority was not covered under the law and may bring an amendment to the States to reflect this and that two Parishes are not within the Green Lane Network ie Trinity and St Saviour.

**02/20 - ANY OTHER
BUSINESS**

Previous minute 286/19 refers
JT/SA to bring an Any Other Business policy back to Committee in due course.

AGENDA ITEMS

**03/20 - PROPOSALS FOR
LA RUE DE L'ETAU**

Previous minute 90/19 refers
In June 2019 the Committee agreed a number of proposals and asked that consultation be undertaken with residents and businesses:-

A consultation meeting was held on 5 December 2019 at Millais House, Castle Quay, the event was publicised beforehand.

A questionnaire was issued to those that attended the event and the results from the 13 questionnaires completed by residents/business owners in La Rue de l'Etai indicated the following:-

- 13 supported the reduction of the speed limit to 20mph on La Rue de l'Etai and La Rue de Carteret
- 11 supported the proposal to change the short stay parking spaces outside Millais House to an unloading bay, 2 respondents were against this proposal
- 13 supported the introduction of 3 pedestrian crossings and 2 speed humps on La Rue de l'Etai

A number of other general points were raised on the questionnaire.

Parish Officers have also investigated options for additional cycle parking and two areas under States of Jersey Development Company (SoJDC) administration were identified across from Millais House.

Any proposed works will need to be phased subject to funding being available and the progress of the Horizon site.

The phased plans are as follows:-

Phase 1:

1. Introduce 20mph speed limit
2. Change granite crossing to formal zebra crossing, the granite will need to be replaced with tarmac to make the crossing and road markings clear

3. Introduction of a raised table/speed hump zebra crossing at approximately Morrison's supermarket/Cooper's cafe locations
4. Introduction of speed humps at the southern end of La Rue de l'Etou.
5. Change the short stay car parking to an unloading bay (outside Millais House).

The Infrastructure Minister will need to approve the proposed crossings and speed limit change.

Phase 2:

This will be subject to the completion of Horizon site external works expected to be 2021

1. Provision of speed hump at the northern end of La Rue de l'Etou.
2. Provision of raised table/speed hump zebra crossing located between Buildings B & C of the Horizon development, final location will need to be agreed with SoJDC.
3. New unloading bay in front of Building B of the Horizon site, location to be agreed with SoJDC.

The Committee asked that clarification be sought from Mr Lee Henry, SoJDC, regarding the provision of free parking in the underground Waterfront Car Park for a limited period, ie first 15 minutes.

The Committee felt that all the works should be funded by SoJDC as part of the Planning Obligation for the Horizon development, SC agreed to discuss the matter with Mr Henry.

The Committee felt that the provision of additional cycle parking would compensate for the loss of short stay vehicle parking.

The Committee agreed that the following should proceed:-

1. Speed limit reduction to 20mph
2. 4 x raised islands (speed humps)
3. 3 x crossings + lighting (2 on the new speed humps and 1 on the existing granite)
4. Unloading bays (1 x new outside Horizon & change the short stay outside Millais House to an unloading bay)
5. Additional cycle parking outside Coopers

SA advised that consultation will go ahead once initial consultation with GHE has taken place and funding for the works are agreed.

PLANNING APPLICATIONS

**04/20 - DOLPHIN HOUSE,
52 LA COLOMBERIE, ST.
HELIER, JE2 4QA**

P/2019/1479

Dolphin House, 52 La Colomberie, St. Helier, JE2 4QA

Convert part of ground floor and first and second floor from retail and office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store and install bike rack to courtyard.

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

- Committee notes that the proposal is to convert part of ground, first and second floor from retail and office to form 11 No. one bed and 11 No. two bed residential units (total of 22 new residential units and 2 x commercial units).

Committee notes that there are 7 existing residential units (on third floor) therefore making the total number of units of accommodation: 29 No.

- 18 No. car parking spaces (3 of which have electric charging) are being provided.
- Committee normally requests that 1 parking space per unit of accommodation is provided, although it is noted that the site is restricted in the available space for car parking
- In order to make up for the shortfall, Committee suggests that a car share facility for residents is considered.
- Committee expresses concern on how the commercial units (and residential units) will be serviced and it maybe that the applicant has to consider creating off street servicing

parking space.

- Committee would want it made conditional that the parking spaces provided are allocated for residents of this development.
- Committee requests that car parking spaces are provided with the necessary infrastructure to enable all spaces to have an electric charging facility for electric car charging.
- Committee notes 22 new cycle parking spaces are proposed but request that this is increased to provide sufficient for staff of the commercial units and the existing residential units. The applicant may wish to consider double stack undercover style cycle storage and provide some external electric e-cycle charging points.
- Committee notes that secure e-cycle storage and charging is being provided but is unclear for the capacity of this store room.
- That any windows bordering the Public Road or Footpath shall be of a type whose opening lights do not open beyond the face of the building. 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.
- 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.

**05/20 - SHAMBALA, 41
LE MONT PELLE, ST.
HELIER, JE2 3LW**

**P/2019/1488
Shambala, 41 Le Mont Pelle, St. Helier, JE2 3LW**

Demolish garage and construct two storey extension to East elevation.

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

- Committee notes that the proposal is to demolish the existing garage and construct a new garage with an extension on First Floor for the existing house to the East elevation
- Committee notes that 4 parking spaces will be provided, applicant to note that each parking space should be a minimum of 2.4m wide x 4.8m long, the applicant to ensure that vehicles will not over hang the public footpath.

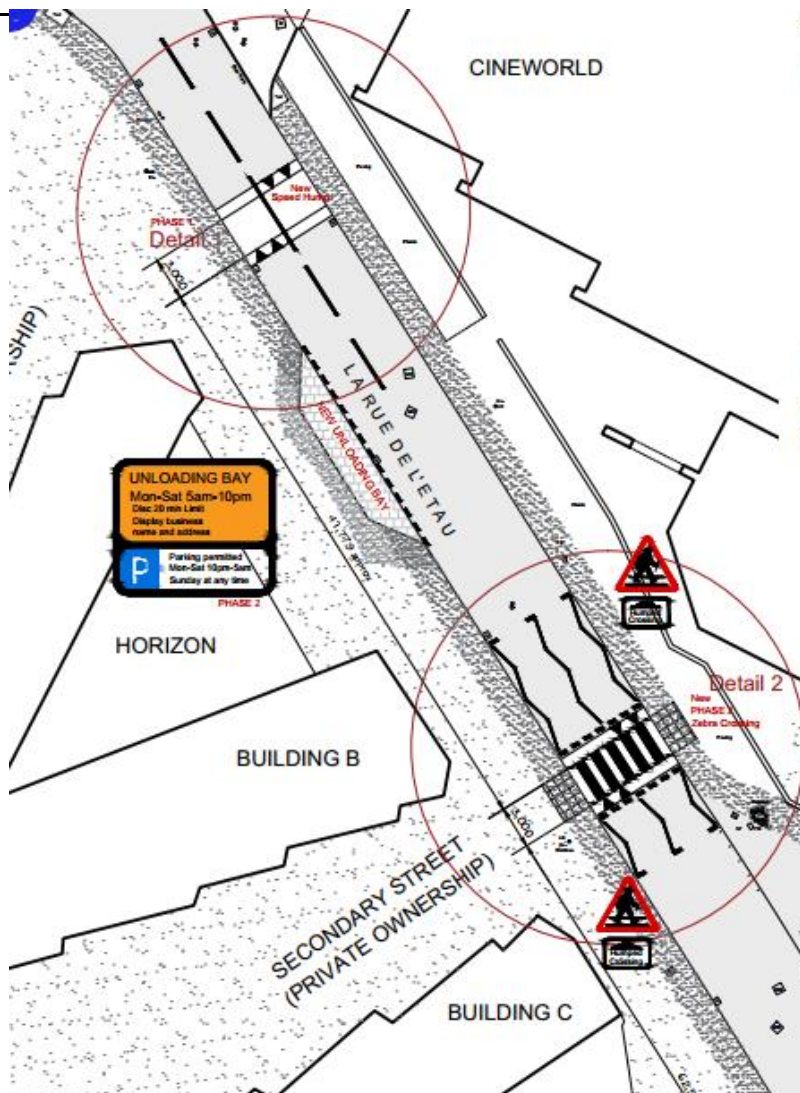
**06/20 - HORIZON,
CASTLE QUAY PHASE 2
- THE WATERFRONT, LA
RUE DE L'ETAU, ST.
HELIER**

**RP/2019/1481
Horizon, Castle Quay Phase 2 - The Waterfront, La Rue de l'Etiau, St. Helier**

REVISED PLANS to P/2009/2341 (Construct 3 No. mixed blocks - offices, retail units and 280 apartments): Change of use of Unit C0B from Class A (Shop) and part of Unit C0C from Class H (Sports and Leisure) (unit C0C) to Class B (Cafe and Restaurant).

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

- Committee notes that the proposal is for a change of use of Unit C0B from Class A (Shop) and part of Unit C0C from Class H (Sports and Leisure) (unit C0C) to Class B (Cafe and Restaurant).
- The applicant is aware of the Parish proposal to provide a speed hump/crossing and unloading bay, which is to be in lieu of the "drop offs" and is disappointed to see that the site plan does not reflect the Parish proposal. The current drop off has not been discussed or approved by the Parish, as these spaces are on a Parish road.
- The proposed drop off which is indicated on the site plan compromises the proposed zebra crossing that is proposed to be directly in front of the open public square to link across to the complex across the road and with the provision of an unloading bay which is to be in place in lieu of the drop off spaces.



Preliminary layout of proposed crossing and unloading bay

- The crossing and the proposed unloading bay is to be provided at the cost of the applicant as this will benefit deliveries to the complex and provide a safe crossing point for residents of the Horizon and visitors to the proposed commercial units that the applicant is constructing. The crossing provides a link for Horizon residents and visitors to access the complex across the road (Cinema/Pizza Express, etc) and the Horizon complex.
- Committee expresses concern that the anticipated café/restaurants will generate more traffic and illegal parking on the road. Applicant to provide traffic management plan specifically for the proposed café/restaurant premises and the provision in place to service the establishment.
- Concern is expressed on traffic impact in the event that a takeaway service is provided; the applicant is to provide details on how this would be dealt with and what provision there is for patrons. This needs to be addressed otherwise the Parish foresee complaints being levelled at the Parish due to the illegal parking caused from the café/restaurant establishments.
- The applicant should give consideration to introducing secure bicycle parking for people visiting the commercial units within their open areas.
- Applicant is requested to liaise with the Parish on refuse and recycling as it is noted the applicant is referring to 2017 standards to check if this is in compliance with recent changes.
- 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 would like to see public toilets provided within the Horizon site for users of the area.

07/20 - HORIZON,
CASTLE QUAY PHASE 2
- THE WATERFRONT, LA
RUE DE L'ETAU, ST.
HELIER

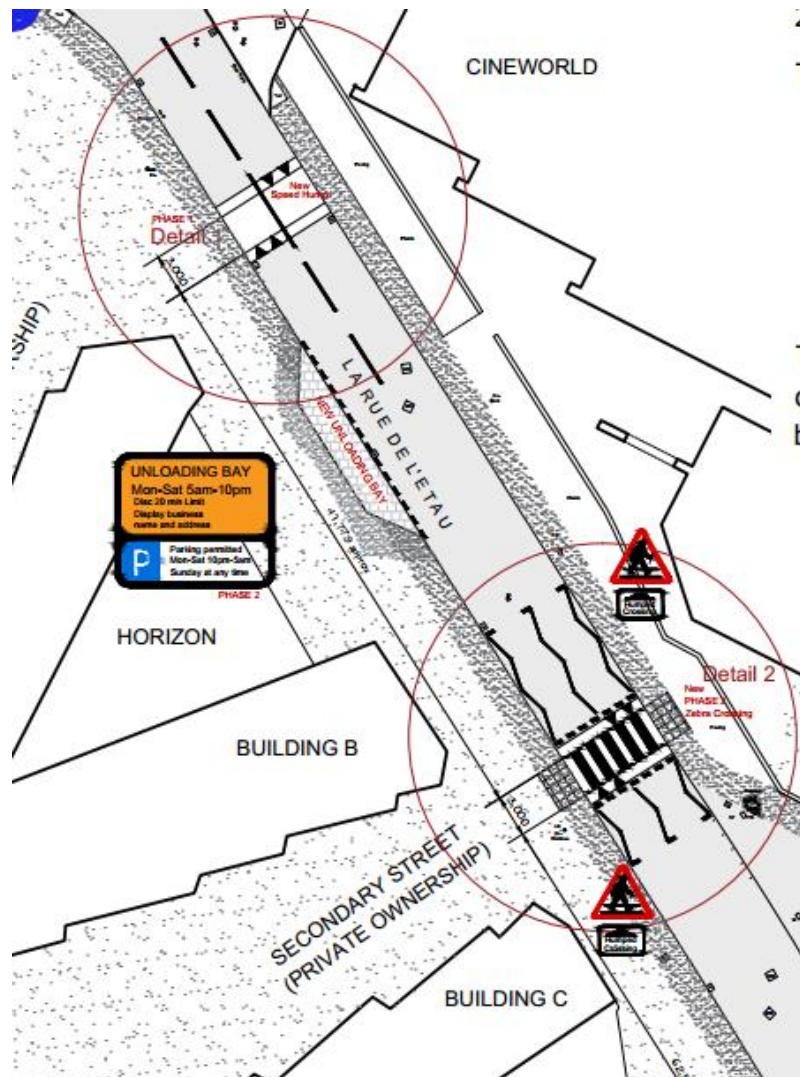
RP/2019/1482

Horizon, Castle Quay Phase 2 - The Waterfront, La Rue de l'Etou, St. Helier

REVISED PLANS to P/2009/2341 (Construct 3 No. mixed blocks - offices, retail units and 280 apartments): Change of use of Unit C0C(B) from Class H (Sport and Leisure) to Class A (Shop).

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

- Committee notes that the proposal is for a change of use of Unit C0C(B) from Class H (Sport and Leisure) to Class A (Shop).
- The applicant is aware of the Parish proposal to provide a speed hump/crossing and unloading bay, which is to be in lieu of the "drop offs" and is disappointed to see that the site plan does not reflect the Parish proposal. The current drop off has not been discussed or approved by the Parish, as these spaces are on a Parish road.
- The proposed drop off which is indicated on the site plan compromises the proposed zebra crossing that is proposed to be directly in front of the open public square to link across to the complex across the road and with the provision of an unloading bay which is to be in place in lieu of the drop off spaces.



Preliminary layout of proposed crossing and unloading bay

- The crossing and the proposed unloading bay is to be provided at the cost of the applicant as this will benefit deliveries to the complex and provide a safe crossing point for residents of the Horizon and visitors to the proposed commercial units that the applicant is constructing. The crossing provides a link for Horizon residents and visitors to access the complex across the road (Cinema/Pizza Express, etc) and the Horizon complex.

08/20 - 49 MOUNTVIEW HOTEL, ST. JOHNS ROAD, ST. HELIER, JE2 3LD

- The applicant should give consideration to introducing secure bicycle parking for people visiting the commercial units within their open areas.
- Applicant is requested to liaise with the Parish on refuse and recycling as it is noted the applicant is referring to 2017 standards to check if this is in compliance with recent changes.
- 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 would like to see public toilets provided within the Horizon site for users of the area.

P/2019/1514

49 Mountview Hotel, St. Johns Road, St. Helier, JE2 3LD

Change of use from class F tourist accommodation to staff accommodation.

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

- Committee notes that this is for a change of use from hotel visitor accommodation to accommodation for staff from the Royal Yacht Hotel & Spa. This will create 24 rooms in which a maximum of 61 persons could reside. It is noted that there will be not physical changes to the building for the application.
- Committee expresses concern that only 4 No parking spaces are being provided for specific staff, applicant could consider providing a shuttle transport service for their staff or electric car share scheme.
- Committee is encouraged to see the provision of 35-45 secure off-street cycle parking spaces with charging for electric cycles included but would request with the anticipated number of people who will occupy the property that cycle spaces are increased or perhaps a cycle share scheme could be considered by 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.

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.

09/20 - SEDAN HOUSE, 20 POMONA ROAD, ST. HELIER, JE2 3XL

P/2019/1518

Sedan House, 20 Pomona Road, St. Helier, JE2 3XL

Demolish existing workshop and construct 3 storey residential dwelling with associated parking.

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

- Committee notes that the applicant proposes to demolish the existing workshop and construct a 3 storey residential dwelling with 2 No parking spaces.
- Committee notes that 2 parking spaces will be provided, applicant to note that each parking space should be a minimum of 2.4m wide x 4.8m long, the applicant to ensure that vehicles will not over hang the public footpath.
- Committee would request that infrastructure is in place to enable electric charging points to be provided for the car parking spaces.
- The applicant should also consider providing secure cycle parking.
- 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.

- 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.

- 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 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.

10/20 - VANTAGE
HOUSE, ANLEY STREET,
ST. HELIER, JE2 3QE

A/2019/1523
Vantage House, Anley Street, St. Helier, JE2 3QE

Display 1 No. window vinyl to East and 1 No. window vinyl to West elevations.
The Roads Committee has no objections to the above submission.

- Applicant to be aware that under the Road Traffic (Jersey) Law 1956 Article 72 (5), the applicant can be required to remove any signage that is considered to be a hazard.

11/20 - 75, LA
COLOMBERIE, ST.
HELIER, JE2 4QA

P/2019/1534
75, La Colomberie, St. Helier, JE2 4QA

Change of use of ground and first floors from Class A (Retail) to 2 No. one bed residential units. Construct balcony to East elevation at second floor level.

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

- Committee notes that the applicant proposes a change of use of ground and first floors from Class A (Retail) to 2 No. one bed residential units.
- It is noted that there is no parking on site and that it is physically impossible to accommodate car parking. Therefore Committee requests that in lieu of car parking that the applicant provides off street cycle parking for all 4 units of accommodation and

provides the infrastructure for electric charging 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 Growth, Housing and Environment since the road in front of the property is a States Main Road.

12/20 - IFC 2, IFC
JERSEY, ESPLANADE,
ST. HELIER, JE2 3BX

P/2019/1556
IFC 2, IFC Jersey, Esplanade, St. Helier, JE2 3BX

Construct 7 storey office building including basement car park with retail (Class A) and food and beverage (Class B) on ground floor. 3D Model available.

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

- Committee notes that the applicant proposes to construct a 7 storey office building, including basement car park, with retail (Class A), food and beverage (Class B) on ground floor. It is noted that 42 car parking spaces are being provided along with 120 cycle spaces in the basement. Further cycle parking is being provided at ground floor level.
- A development of this size will require regular maintenance and servicing, it is therefore requested that at least one space in the car park is set aside for this purpose. The servicing of mechanical ducts, air handling units, lifts, ITC equipment, electrical goods, water and drinks machines etc all require vehicular presence, and if no on site facility is provided these vehicles must either park illegally on the busy street or in one of the few nearby on street parking or unloading bays.
- A strategy to clean the façade of the building without the necessity for external equipment which must be operated from the roadway must be developed.
- It is noted that the applicant proposes to provide cycle parking outside the property at ground floor level which is supported as it is noted that the cycle parking will be under the building along Grid A – north west elevation which is adjacent to the proposed green wall system. Committee suggests that the applicant considers providing cycle charging points for e-cycles.
- It is noted a further parking for 120 cycles is being provided in the basement in a secure area which provides an opportunity for the applicant to consider placing electric charging points for e-cycles. It is noted and supported that lockers and showers are being provided.
- Applicant to liaise with Growth, Housing and Environment to discuss improvements to the cycle network to provide safe and legal links to the cycle network to/from/within the IFC site in line with the draft Transport Policy.
- 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 at:
<https://www.gov.je/SiteCollectionDocuments/Travel%20and%20transport/ID%20SD%20Access%20onto%20the%20Highway%20-%20Standards%20%20Guidance%20August%202019%20ISSUED.pdf>
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.
- It is imperative that the Parish and Growth, Housing and Environment talk to the developer prior to the final design stage of the project to determine the detail of buildability. As this site has no available compound or working space, construction of the building may have to be phased in order that it can be constructed from within. It cannot be assumed that the public highway will be available for servicing the site.
- 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.
- That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with.

13/20 - DEVONSHIRE LANE STORE, DEVONSHIRE LANE, ST. HELIER, JE2 3XR

- 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.

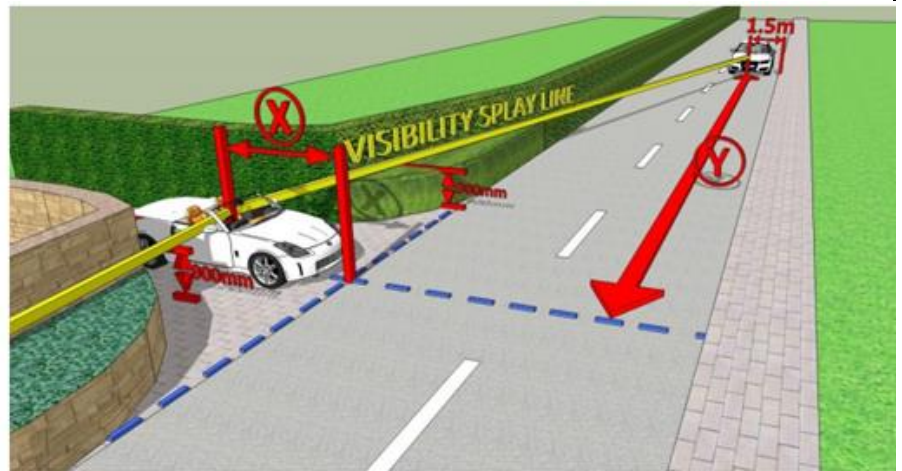
That notwithstanding the above comments, this submission should be referred to the Growth, Housing and Environment since the road in front of the property is a States Main Road.

P/2019/1566
Devonshire Lane Store, Devonshire Lane, St. Helier, JE2 3XR

Demolish existing commercial garage and store. Construct new commercial garage at ground floor with 1 No. one bed residential unit at first floor.

The Roads Committee does not support this application for the following reasons:-

- Committee notes that the applicant proposes to demolish the existing commercial garage and store and construct a new commercial garage at ground floor (Providing 4 car parking spaces) with 1 No. one bed residential unit at first floor.
- The applicant is incorrect in their assumption, as Devonshire Lane is a Parish by-road it is not a private road.
- The Committee expresses concern with the proposed garage as the visibility is well below the expected standard and requests that the applicant revisits the plans and provides adequate visibility to comply with the requirements. Devonshire Lane is currently designated as 20mph as it is within the Ring Road therefore vehicular visibility must comply with the below.



Offside X and Y Measurements

| | | | | | | | | | | | | |
|-------------|----|----|----|----|----|----|----|----|----|----|----|----|
| Speed (mph) | 10 | 12 | 15 | 16 | 19 | 20 | 25 | 28 | 30 | 31 | 35 | 37 |
| Y (m) | 11 | 14 | 17 | 18 | 23 | 25 | 33 | 39 | 43 | 45 | 50 | 59 |

Table 1 Values for Sight Stopping Distances (SSD)

- 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 at:
<https://www.gov.je/SiteCollectionDocuments/Travel%20and%20transport/ID%20SD%20Access%20onto%20the%20Highway%20-%20Standards%20%20Guidance%20August%202019%20ISSUED.pdf>
 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 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.

- 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.

- 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 the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway.
- 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.

14/20 - 44, NEW STREET,
ST. HELIER, JE2 3TE

P/2019/1570

44, New Street, St. Helier, JE2 3TE

Convert existing lodging house to form 3 No. one bed and 1 No. two bed residential units.

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

- Committee notes that the applicant proposes to convert the existing lodging house to form 3 No. one bed and 1 No. two bed residential units (total of 4 units of accommodation).
- Committee appreciates that it is physically impossible to provide car parking within the site as the site is constrained due to its limited size and the proposal is for a conversion not new build.
- Committee notes that two parking racks have been indicated on the ground floor plan, Committee request that the applicant provides sufficient cycle parking provision for all 4 units of accommodation as the two parking racks indicated will provide minimal cycle parking. Furthermore the cycle parking should also include for electrical charging for e-cycles.
- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.

15/20 - LA COLLETTE
POWER STATION,
MOUNT BINGHAM, ST.
HELIER

- 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.

P/2019/1577

La Collette Power Station, Mount Bingham, St. Helier

Excavate temporary cable duct between South Hill Switching Station and La Collette Power Station.

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

- Applicant to be aware that if the Parish decides to develop Mount Bingham car park site, i.e. increase the available car parking, the applicant needs to ensure that the cables are at a sufficient depth to enable this to be undertaken.

16/20 - GLENFERRIE
REST HOME, 24
PEIRSON ROAD, ST.
HELIER, JE2 3PD

P/2019/1586

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

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

- Committee notes that the proposal is to demolish the existing garage and construct three storey extension to South-East elevation, install lift and various internal alterations to existing building. There are currently a total of 6 residents' bedrooms in the existing structure, this application will increase the number of bedrooms to 12 No in total and the garage reconstructed for two car parking spaces.

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

- Committee notes that a new garage is being constructed exiting out onto Lewis Street that will provide two parking spaces, the applicant is to ensure that visibility splays are indicated.
- Committee requests that electrical charging points are provided for the garage and that consideration be given to providing some bicycle storage with charging points for electric cycles which could be used by staff servicing the rest home or able bodied residents.
- As an observation, applicant may want to consider providing wheelchair charging 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 at:
<https://www.gov.je/SiteCollectionDocuments/Travel%20and%20transport/ID%20SD%20Access%20onto%20the%20Highway%20-%20Standards%20%20Guidance%20August%202019%20ISSUED.pdf>
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 "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 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.
- 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.

17/20 - BOWNESS,
TOWER ROAD, ST.
HELIER, JE2 3HR

RP/2019/1568
Bowness, Tower Road, St. Helier, JE2 3HR

REVISED PLANS to P/2017/1544 (Construct two storey extension and raise ridge height of existing dwelling): Install 2 No. roof lights to North-East elevation.

- Committee notes that the proposal is to install 2 No. roof lights to North-East elevation

The Roads Committee has no objections to the above submission.

18/20 - GREENCOURT,
GREEN STREET, ST.
HELIER, JE2 4UG

P/2019/1589
Greencourt, Green Street, St. Helier, JE2 4UG

Reclad existing dwelling. Construct 16 No. two bed residential units (set over two blocks) to East of site and create vehicular access onto private road to North of site. 3D Model available
The Roads Committee has examined plans for the above submission and comments as follows:-

- Committee notes that the proposals are to re-clad the existing dwelling. Construct 16 No. two bed residential units (set over two blocks) to East of site and create vehicular access onto private road to North of site. A total of 19 parking spaces are proposed within the site, 9 x visitor cycle parking spaces are being provided all accessed via the new entrance on the private lane.

It is further noted that the existing house (5 bedroom property) adjacent to the new blocks will include two car parking spaces which is accessed directly from Green Street

19/20 - THE STORE,
PALM GROVE, MANOR
PARK ROAD, ST.
HELIER, JE2 3GH

- Committee welcomes the provision of the visitor cycle parking spaces (9 No) applicant should consider a shelter for these parking spaces and for electric charging for e-cycles.
- The applicant mentions in the Design Statement that cycle parking is being created for residents however the plan does not identify the location of the cycle parking and therefore it is assumed that resident's cycles would be stored in their store rooms. If this is the case, the applicant should include electric charge points in the store rooms for e-cycle charging.
- The existing proposed plans do not show any cycle parking for the existing house. Committee requests that cycle parking be provided for this property with electric charge points.
- The existing house car parking spaces (2 No) should include electric charging points.
- The applicant may wish to consider secure cycle parking which should ideally be positioned close to each block of accommodation and the existing house.
- The car parking spaces provided should include electric charging points and the infrastructure to be in place to enable electric charge points to be provided to all parking spaces.
- 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.

P/2019/1590
The Store, Palm Grove, Manor Park Road, St. Helier, JE2 3GH

Convert existing store into 1 No. one bed and 1 No. two bed residential units with associated parking and landscaping.

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

- Committee notes that the proposal is to convert the existing store (comprises of 2 No garages and open store on first floor) to into 1 No. one bed and 1 No. two bed residential units with associated parking and landscaping.
- Committee requests that the applicant provides charging points in the car parking area for electric car charging and that each parking space should have the necessary infrastructure in place to enable charging to be undertaken on each parking space.
- The applicant should provide cycle parking with electric charge points for e-cycles for each unit of accommodation.
- 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.

20/20 - BAY VIEW GUEST
HOUSE, 12, HAVRE DES
PAS, ST. HELIER, JE2
4UQ

RP/2019/1588
Bay View Guest House, 12, Havre des Pas, St. Helier, JE2 4UQ

REVISED PLANS to P/2019/0305 (Change of use from Class F tourist accommodation to 13 No. one bed and 1 No. two bed staff accommodation units. Install bike storage to rear garden and bin store facilities to front garden with enclosure): Convert the approved 1 No. two bed to form 2 No. one bed staff accommodation units.

- Committee notes that the proposal submitted is a revised planning application to convert the approved 1 No. two bed to form 2 No. one bed units for staff use.

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

- Committee understands that previous comments on application P/2019/0305 have been considered and addressed, however, applicant to check on the impact on the refuse provision.

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.

ANY OTHER BUSINESS

**21/20 - ROADS
COMMITTEE REPORTS**

BM expressed concern that the text on some of the drawings contained within reports issued to the Committee was too small.

SA said that he hoped in the near future the Committee would become paperless so they could zoom in to documents on their laptop etc. He said that this would fit in with the Parish's wish to become carbon neutral.

BM said there was an ongoing debate about the energy used to print versus logging on to a PC.

**22/20 - REVISED
PARKING
ARRANGEMENTS –
MOUNT BINGHAM CAR
PARK**

Previous minute 241/19 refers
SC said the HDPIG gave thanks to the Committee at their last meeting for the changes to the parking arrangements.

23/20 - LIB 75

GJ asked if any information had been forthcoming about the impact of the event on traffic and transport.

SA said he had heard nothing yet but hoped Growth Housing & Environment would make contact in due course.

**24/20 - PARKING – NEW
STREET**

PP said that as there was no longer the need to provide access for deliveries to Next this area could be changed to an unloading bay or disabled parking – SA will suggest to GHE.

NEXT MEETING

The next meeting will take place on Wednesday 12 February 2020 at 9.30am in the First Floor Committee Room, Town Hall.