

**MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA  
HELD IN THE OLD MAGISTRATE'S COURT AT THE TOWN HALL ON  
WEDNESDAY, 16<sup>TH</sup> September 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)  
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)  
Mr R Ward (Deputy)(RW)

**APOLOGIES**

Mr J Baker (JB)

**DECLARATION  
OF INTEREST**

GJ declared corporate interest on behalf of the rectorate in the Church House planning application, as being a Procureur he is a member of the Rectorat, who have an interest in the adjacent property

**OPEN MEETING**

Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 12<sup>th</sup> August 2020 were agreed subject to typing errors and the following amendments:

47/20

JR stated paragraph should read consultation not conciliation, but the significant part at the end of that topic was does the Constable have the right to authorise space or things like this on his own behalf. SA agreed the Constable has this authority. JR asked can this be recorded in the minutes as it is relevant to this particular topic, he questioned if this is the case is there no reason to go through the consultation process.

48/20

Should read provided that trees in the roads and pavements are planted in the ground.

BM stated that at the end of the last meeting SC delegated certain tasks to members in relation to speaking to the media; he felt that there was lack of clarification as to who was responsible for which task. SC advised moving forward delegation of duties or agreed actions need to be recorded in the minutes

**MATTERS ARISING**  
**61/20 ZEBRA  
CROSSING BY OLD  
ODEAN BUILDING**

Previous minutes refers 39/20

SC asked if a response had been received from GHE, in relation to the Bath Street zebra crossing. SA said he had chased them and was still awaiting a response, the Committee requested a further letter be sent, expressing the Committees disappointment that a response has not been received. MK wished it to be noted that three days ago there were five vehicles parked on the zigzags and when travelling north he could not see either side of the crossing, he expressed concern that someone would be knocked over.

**62/20 TO  
CONSIDER  
INVESTIGATING  
THE TEMPORARY  
CLOSURE TO  
THROUGH  
TRAFFIC IN  
VALLEE DES VAUX  
ON SUNDAYS**

Previous minutes refers 47/20

SC said the Committee had agreed in principle to trialling a Sunday closure of Vallee des Vaux. The residents have taken up the Committees suggestion and propose to do this on Sunday, 4<sup>th</sup> October between noon and four o'clock. SC is meeting the residents this evening to give them direction on how to make it a success; obviously this will need to be done carefully and be subject to Covid restrictions.

**63/20 OLD STREET  
BIKE RACKS**

Previous minutes refers 56/20  
SC asked when will the bike racks be installed in Old Street. SA confirmed that 12 to 14 bike racks were on order, which would generate 24 cycle spaces. They will be installed upon arrival, it is hoped they will be in the Island by the end of October.

**64/20 OLD STREET  
RISING BOLLARD**

Previous minutes refers 57/20  
SC asked for an update on the rising bollard. SA said we were still awaiting parts, which will be installed upon arrival

**65/20 BROAD  
STREET CLOSURE**

Previous minutes refers 58/20  
GJ referred to the Broad Street closure, stating the Minister was in the media, saying he intended on medical advice to keep Broad Street open to pedestrians and cyclists, however there was no mention as to the legality of two way cycling to enable this and no mention about keeping two metres apart. As we are supposed to be enabling two metres distancing, where are the other routes that connect with Broad Street; safety measures haven't been put in place and none of the pavements around the area are suitable for two metre distancing without walking in the road.

SC said he had raised an oral question last Tuesday in the States, with respect to poor signage and lack of direction for cyclists in Broad Street. The Minister said he would deal with it. He was also pressed on the bus being re-routed around the Church, he said it would cost £119,000.00, SC had asked the Minister to detail how he got to that figure, as yet he has received no response and the oral question deadline is tomorrow at noon. PP commented that the two-way cycle route goes across the end of the paving from Lloyds Bank to NatWest Bank; benches have been placed in the way so you can no longer use it. SC said that needed to be looked at as the benches had been moved to make way for the alfresco at Vinifera, he commented on how the whole of the area had been improved.

**AGENDA ITEMS**

**66/20  
FOR  
INFORMATION: TO  
CONSIDER  
PROPOSALS FOR  
ANN STREET  
BREWERY SITE  
PRE-PLANNING  
CONSULTATION**

The Committee received a presentation on the Ann Street Brewery development, they started with an introduction to Dandara and Andium partnership, followed by the history of Ann Street Brewery, the site context, site introduction, and views of existing buildings, the proposal of green space, pedestrian and cycling routes, access for parking and refuse collection and how they are going to redevelop the listed buildings.

Ann Street Proposal

The outline of the Plans as follows: -

- The project will make an important contribution to providing much needed housing within St. Helier and form part of the overall north of St. Helier regeneration plan
- Creation of 271 units of accommodation and circa 163 car parking spaces
- Regeneration of a 3-acre site
- Bring green space into the heart of the development by the creation of a town woodland to cover 40% of the Ann Street site
- Creation of 200 sqm of new public green spaces and 350 sqm of new public routes
- Provide much needed high-quality affordable housing
- Greener, healthier public realm spaces to benefit wider community and safe public open spaces for pedestrians and cyclists to cross site
- Provide a new facility for Autism Jersey in the listed landmark Sans Souci
- Deliver a design that engages with the historic context and brings back landmarks such as Brew House building
- Introduce speed humps, visitor cycle spaces & electric bike charging, refuse collection points, tradesman parking drop off and deliveries and, basement parking entry
- Creation of circa 150 residential car spaces (55% ratio to dwelling unit)
- 270 secure cycle spaces (100% unit to space)
- Dedicated car charging points, electric bike charging points, visitor parking and access ramp
- Listed buildings The Brew House, Sans Souci and 12 Simon Place to be restored and bought back into use

The Committee made the following points:

- Concern at loss of car parking spaces at Ann Street development and less than one space per unit
- Proposals for Zebra crossings which the Parish would support

- Parking for servicing apartments and bin collection
- To consider using one of the developments as a Community Hall
- Look to keep the Jersey Brewery logo
- San Souci required staff parking
- Lack of playground
- How many units of accommodation does it replace and are you proposing roof gardens
- Net gain or loss on car parking spaces
- Previous issues with allowing less than one space per unit on the grounds Ann Street Brewery turned into car park, to be told two months later wasn't the situation but couldn't advise at time as commercially sensitive
- Need to ensure cycle paths and pedestrian ways be open to public for ever and also should be maintained by the States and policed for anti-social behaviour
- Concern development showing internal pedestrian and cycle roots but no overall master plan for permeability
- Secure cycle storage are they big enough for car and cargo trailers
- Suggest secure visitor parking for bikes
- Suggestion to erect a bridge/save crossing on St. Saviours road for children going to School
- When will a developer have the courage to put some water in to open spaces as such a water feature as part of green community space
- How many listed buildings will not be preserved
- As an example, for public to envisage how many Royal Squares could you fit in the open spaces
- Concern as of the future freehold ownership of the open areas and pathways and want reassurance that they were going to be owned by the public and not the individual companies

The Committee's concerns were responded to as follows:

- There are 163 car spaces and 271 units on the site
- In discussion with GHE with installing raised tables at the east west pedestrian crossing points and another connecting Ann Street Court scheme in front of De Quetteville Court tower
- Anthony Gibb commissioned to advise on historical assets on site
- There will be dedicated unloading and servicing bays within the car park (consultation with Director of Refuse collection taken place)
- Community is the capital of the scheme and we are open to suggestions and would encourage and talk with interested parties regarding a Community Hall
- Replaces roughly 70-80 units of accommodation, would need to confirm
- No roof gardens as quantum of green space at ground level, in talks with JEC about allocating roof space for electric re-generation
- Four car spaces for San Souci trying to encourage green means of transport
- Confirmed Andium hold the freehold but could not answer if bought in another name
- Agreed they needed some joint up thinking and try to encourage a master plan
- Built in electric charging points for bikes in store cupboards and will look into visitor cycle bays
- Dandara will do a study on all solutions that are viable for a major crossing point and would present a number of options to the public
- The suggestion of introducing water in open spaces was noted
- 12A and 12B Simon Place are two listed buildings not being preserved

SC Thanked Andium for the presentation and added he would put something in the media to say the Parish are behind the Anne Street Brewery Development

**67/20  
TO AGREE DATES  
FOR 2021 ROADS  
COMMITTEE  
MEETING AND  
VISITE DU  
BRANCHAGE**

SC referred to the list of dates for next year, he advised that the States Assembly had not agreed the dates as yet as they are thinking of going on a three weekly cycle and suggested waiting for the States to publish their dates before agreeing the Roads Committee dates, He also suggested changing the date of the first Branchage from 16th July to 9th July as 16th July is St. Helier day and that there would be a lot of events planned for that day, also changing the second Branchage to 17th September, he asked the committee if they were happy noting the Branchage dates and the Roads Committee dates to be decided at a later date. GJ asked if the Roads Committee meetings could be held in the evening rather than in the day, SC suggested adding it as an "A" agenda item to be discussed in next meeting.

**PLANNING  
APPLICATIONS**

**68/20 P/2020/0817  
CLEVELAND  
CLINIC, 12,  
CLEVELAND  
ROAD, JE2 4PB**

**P/2020/0817  
Cleveland Clinic, 12, Cleveland Road, JE2 4PB**  
*Construct portacabin to the West of site.*

The Roads Committee has no objections to the above submission.

**69/20 P/2020/0854  
CHURCH HOUSE,  
CHURCH STREET,  
ST. HELIER, JE2  
3NN**

**P/2020/0854  
Church House, Church Street, St. Helier, JE2 3NN**  
*Fourth floor: Create terrace, replace 1 no. window with door for rooftop access, install 6 no. PV panels, glass balustrade to South and West and rail to North, install upgrade plant with 12 no. A/C units enclosed within louvered screen. Replace fenestration to all elevations.  
Various internal and external alterations to include repairs to building's concrete exoskeleton and install fully integrated hidden stair-lift at entrance stairs.*

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

- The Roads Committee notes that the proposal is to refurbish this existing office building.
- The entire building was originally known as Church House the applicant's site was subsequently renamed "Norwich Union House" when the building was divided. Committee notes that the applicant's site is to be named "Capital House". This application is not to be confused with the Rectorat owned building which continues to be known as "Church House".
- The Roads Committee welcomes and supports the refurbishment of the building.
- 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.

**70/20P/2020/0900  
LES MARRONIERS,  
OLD ST. ANDREWS  
ROAD, ST. HELIER,  
JE2 3JG**

**P/2020/0900  
Les Marroniers, Old St. Andrews Road, St. Helier, JE2 3JG**  
*Construct ground floor extension to South elevation. Construct garage to North of site and porch to North elevation.*

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

- 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/travel/roads/pages/roadhousingdevelopment.aspx>. 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.

**71/20P/2020/0908  
LAND SOUTH OF  
THORPE  
COTTAGE,  
WESTMOUNT  
ROAD, ST. HELIER,  
JE2 3LP**

**P/2020/0908  
Land South of Thorpe Cottage, Westmount Road, St. Helier, JE2 3LP**  
*Construct 1 no. one bed dwelling with associated parking and landscaping.*

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

- The Roads Committee notes that the proposal is to construct a one bedroom property on the site with car parking exiting out onto Westmount Road.
- Committee welcomes the provision of a car parking space and cycle parking with electric charging.
- Committee requests as part of a public realm improvement that the applicant is to provide a footpath on the Westmount Road elevation which is to be a minimum of 1.5m wide; this would enable the western footpath to be continued and to improve pedestrian safety. The footpath is to be gifted to the Parish at no cost to enable the proposed new footpath to be

cleaned and policed. This footpath would also benefit the applicant site to make it safer for the occupiers of the applicant's property to cross the road onto the footpath.

- The hardstanding area should be surfaced in hard bound material (not loose stone or gravel) – it is noted that Granite sets are proposed. Note: all surface water generated from the hardstanding is to be disposed of within the site by soakaway or appropriate means.
- It is noted that the north visibility line falls short (drawing indicates 20.855) the visibility splay of 43m for 30mph designated road is required. 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/travel/roads/pages/roadhousingdevelopment.aspx>. 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.

**72/20 P/2020/0924  
MAISON MARTIN,  
51 CLUBLEY  
ESTATE, ST.  
HELIER, JE2 3LF**

**P/2020/0924  
Maison Martin, 51 Clubley Estate, St. Helier, JE2 3LF**  
*Alter vehicle access onto New St John's Road.*

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

- The existing visibility is proposed to be improved by undertaking these minor changes, however the visibility splays still fall short of the 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/travel/roads/pages/roadhousingdevelopment.aspx>. 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.
- This this submission should be referred to Growth, Housing and environment due to the proposed changes to the existing access out onto St Johns Road which is a Government Road (not Parish)

**73/20 A/2020/0959  
CAPITAL HOUSE,  
CHURCH STREET,  
ST. HELIER, JE2  
3NN**

**A/2020/0959  
Capital House, Church Street, St. Helier, JE2 3NN**  
*Display 1. no fascia illuminated sign to East elevation and 2.no "wayfinding" signs to North elevation.*

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

- Applicant is 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
- Planning approval does not give permission for a structure to encroach on the highway or footway. Any sign, structure or object which overhangs a public footway or highway requires an encroachment permit from the Parish of St Helier Infrastructure department under the Highways (Jersey) Law 1956. This permit is required irrespective of how long a structure has been in position and irrespective of how high it is.

**ANY OTHER  
BUSINESS  
74/20 BRANCHAGE  
REPORT REQUEST**

SC wanted to minute our thanks to the team that organised the Branchage and Visit de Chemin he thinks the formula is getting better and better, and to express thanks to the Dean for letting us use the Deanery and his Lady and Dawn his PA for an excellent lunch and have asked SA to table for the next meeting a report on some of the issues that came out, in particular the state of the pavements in the urban hinterland which is of concern and anything else that came out of the Branchage needs to be discussed.

**75/20 COLUMBUS  
STREET  
PLANTERS**

PP mentioned the broken planter in Columbus Street and suggested building a new planter around the tree, BLB suggested asking the public to look after the planters like they have adopted in Dorset Street, SC mentioned that Kevin Proctor had highlighted this at the time and that Kevin and Silvio

would be picking this up in next month's report. PP suggested putting Kevin and the bloom group in charge of this. BM asked to find out when the road in front of the Ommaroo Hotel leading to the roundabout is due to be resurfaced as it is getting dangerous.

SC suggested putting out a press release to say the Committee had received a presentation on the plans for the old Jersey Brewery site and that we are broadly supported, we raised issues about crossing the main road, cycle roots, and the nature if the woodlands being created, he asked SA's team to come up with a press release. PP mentioned policing, he said it would be interesting if the green areas could be included in the schedule on policing of parks. SC agreed that he made a good point.

**NEXT MEETING**

The next meeting will take place on Wednesday 14th October 2020 at 9.30am in the Old Magistrate's Court, Town Hall.