



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE MAGISTRATES COURT ON</u> <u>WEDNESDAY, 16 NOVEMBER 2022 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr T Vibert (TV) Mr K Proctor (KP) Mr J Lagadu (JL)
IN ATTENDANCE	Mr J Turner (Chief Executive Officer) (JT) Mr G Jennings (Procureur du Bien Public) (GJ) Mr P Pearce (Procureur du Bien Public) (PP) Mr S Alves (Head of Infrastructure) (SA) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES)
APOLOGIES	Mr A Sty (Infrastructure Manager) (AS) The Very Rev'd M Keirle (MK) Mr B Manning (BM) Mr J Baker (JB)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 19 October 2022 were not agreed due to not meeting the quorum.
MATTERS ARISING	None
102/2022 TO REVIEW CYCLE SIGNAGE ON LA ROUTE DU MONT A L'ABBE	Previous minute 92 /2022 refers AR said she had spoken the Danny Scaife who agrees that we could release some information to the Roads Committee and would run through the reports with the Constable to see what he is happy to release.
103/2022 TOWN MANAGER REPORT	Previous minute 96/2022 refers GJ referred to his comments about the infringement on the two-way cycle path of the stall holders at Charing Cross, he added we have the same situation in York Street and Broad Street with not one single sign and that this needs addressing.
103/2022 LA RUE DE L'ETAU TO SUPPORT ADOPTION OF FOOTPATH TO FRONT OF HORIZON SITE	Previous minute 94/2022 refers SA said he would be taking a proposition to a Parish Assembly to transfer the footpath. SC asked if this could be done by the end of the month.
104/2022 AGREE DATES OF 2023 ROADS COMMITTEE MEETING AND BRANCHAGE VISIT/INSPECTIONS	Previous minute 97/2022 refers The original agreed Roads Committee & Branchage meeting dates for 2023 were amended to the following: Roads Committee:

	<p>11 January 12 July 22 February 09 August 15 March 06 September 12 April 11 October 10 May 15 November 07 June 06 December</p> <p>Branchage:</p> <p>14 July and 08 September</p>
<p>105/2022 ROMERILS DEVELOPMENT, DUMARESQ STREET/HUE STREET - PRESENTATION</p>	<p>Romerils and Axis mason presented their proposed redevelopment of their Romerils store in St Helier.</p> <p>As part of the continuing evolution and modernisation of their business, Romerils have an opportunity to relocate the remaining trade elements of the business from Dumaresq Street to a more appropriate trade-focussed location.</p> <p>This creates an opportunity for Romerils to consider a more comprehensive scheme for the regeneration of their site at Dumaresq Street to provide a modern, 21st century retail offering focussing on homewares, lifestyle and DIY, together with much needed new homes located within a highly accessible, sustainable location in the centre of Town. The regeneration proposals have been configured to enable Romerils to continue to trade on site throughout the redevelopment and will include;</p> <ul style="list-style-type: none"> • Retention of the Grade 4 Listed façade at Dumaresq Street • Demolition of the remaining retail and warehouse structures • Development of a new 2 -storey retail space on the western part of the site at Hue Street above a basement car park accommodating 25 – 30 cars + motorcycle parking • Approximately 28 new apartments above this • Development of a new single storey retail space behind the retained Listed façade at Dumaresq Street • Approximately 72 new apartments above this • Approximately 170 bicycle parking spaces • Public realm improvements including pavement widening and street greening at Hue Street and Dumaresq Street <p>Q & A</p> <p>(TV) Have you had any pre planning advise from planning before putting this project together, also have you considered going underground with parking</p> <p>(Romerils) Yes, we have consulted with planning and part of the parking will be underground.</p> <p>(KP) There is a windy vortex in this area has this been considered when planning this building</p> <p>(Romerils) Yes and it is not considered a problem.</p> <p>(GJ) would like clarification on which areas have been considered for the improvement of the public realm</p> <p>(Romerils) We will be making as much space as possible for the residents and making a financial contribution to area in the vicinity such as People’s Park.</p> <p>(PP) Have you researched the old town brook that runs underneath this</p>

	<p>area?</p> <p>(Romerils) Engineers have looked in detail and do not believe there is a live brook running underneath the site.</p> <p>(SA) It is proposed that the on street parking edge Hue Street is going to be removed.</p> <p>(Romerils) Yes, we are looking to remove the on street parking at Hue Street and Dumaresq street. We will retain some accessible parking in Dumaresq street and make space for pedestrians and cyclist.</p> <p>(SC) How many spaces are you putting in your car park?</p> <p>(Romeril) At present 27, which could be increased to 35 by introducing stackers, and ground level currently 12 spaces. Some of which will be for customers and operations.</p> <p>SC Thanked Romerils for their presentation.</p>
<p>106/2022 4-10 CHEAPSIDE & BYRON COTTAGE DEVELOPMENT - PRESENTATION</p>	<p>Carlo Riva of Riva Architects presented to the Committee the proposals for the redevelopment of 3-6 Cheapside and Byron Cottage.</p> <p>The proposals comprise of the rationalisation of the Ground Floor Retail and Restaurant accommodation, and the improvement and extension of the Residential accommodation above.</p> <p>The site currently provides accommodation for up to 37 people our 6 large dwellings, with no parking, poor amenity space and limited Storage facilities.</p> <p>The proposals seek to rationalise and improve the accommodation around a raised landscaped courtyard for up to 32 people in 14 smaller Apartments accessed from the rear access court or Elizabeth Lane.</p> <p>The proposals include improvements to bike storage, EV charging, amenity space and storage facilities. In line with the Planning Department's recommendations, parking is not considered necessary for the site, however improvements to the bike storage and delivery area are.</p> <p>Officer initial comments:</p> <p>The below advise was provided to the applicant when they discussed the scheme with Officers.</p> <ul style="list-style-type: none"> • Any improvements for pedestrians, i.e. Jersey zebra crossing at the junction of Cheapside/Elizabeth Lane giving pedestrians priority. • Cycle parking provision (1 per bedroom) + electric charging, the cycle storage should ideally include a working area and bike wash for residents of the units. • Visitor cycle parking provision • Cycle connectivity to the cycle network – this requires discussion with IHE • Any improvements for bus users - this requires discussion with IHE

	<ul style="list-style-type: none"> • Car parking and serving of the units, if there is any takeaway service what is being implemented to address pick up/collections. • note the proposed unloading bay/serving bay in Elizabeth Lane, we will need clarification that visibility splays will work (For pedestrians and vehicles), that any vehicle using this bay will under no circumstances overhand the narrow pavement, that there is sufficient space for turning, please check your turning circles as the Lane is very narrow. The use of the bay will require vehicle to reverse into the bay, how is this monitored and policed to ensure that they do indeed reverse into the space as parking front first will create a significant road safety risk? • Brief details of any environmental improvements you are proposing to address climate issues. Greening the streets such as trees, ensuring that parking spaces and cycle spaces have access to electric charging, car/cycle share club (I.e. Evie). • Refuse and recycling strategy will need to be agreed and discussed with our Refuse Manager at our Public services department. I note that if there is a vehicle in the unloading bay (Elizabeth lane) it will not be possible for the bins to be wheeled past the parked vehicle, therefore how will this be managed on bin collection day – this needs to be discussed with the Refuse Manager. For clarification the roads that are under the Parish administration in the immediate vicinity are Elizabeth Lane and Lewis Street whilst Cheapside and Elizabeth Place are all Government of Jersey Roads (IHE) and therefore I recommend that you also consult with IHE directly. <p>SC said a restaurant and a continues pavement along Elizabeth Lane is something the Committee would want to see and SA suggested the repaving of Elizabeth Lane as the projects contribution to the public realm.</p> <p>SC Thanked Carlo Riva for his presentation.</p>
<p align="center">PLANNING APPLICATIONS</p>	
<p align="center">107/2022 A MAISON DU MONT AU PRETRE, LA ROUTE DU PETIT CLOS, ST HELIER, JE2 3FX</p>	<p>Demolish single-storey extension to North elevation. Construct 1.5storey extension to North elevation. Various external alterations to include the installation of roof lights to West and East elevations.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)</p>
<p align="center">108/2022 THE POWER HOUSE, QUEENS ROAD, ST HELIER, JE2 3AP</p>	<p>Vary condition 14 (the proposed retail element of the building shall be used only for the sale of durable goods) of permit 592/LA (Refurbishment and alterations to redundant power station to create offices and retail areas. Demolish existing buildings to south and replace with single storey extension) to allow 500sqm of food retail at The Powerhouse.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)</p>
<p align="center">109/2022 POLPERRO, LES GRANDS VAUX, ST HELIER, JE2 4NB</p>	<p>Construct single storey extension to East elevation. Install 2 roof lights to East, 1 to South, 1 West and 1 to North elevations. Alter vehicular access onto Les Grand Vaux.</p> <p>The Roads Committee approved the draft comments detailed in the</p>

	planning report dated 16 November (refer documentation attached)
110/2022 66, NEW STREET, ST HELIER, JE2 3TE	Change of use of rear portion of Class C (Office) to Residential to create 1 one-bed Apartment. AMENDED DESCRIPTION: Change of use of part of Class A (retail) to Residential to create 1 one-bed Apartment.
111/2022 10 TECH SUPPLIES, PAYN STREET, ST HELIER, JE2 3QN	Change of use from Class C (Office) to create 4 one-bed apartments. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
112/2022 54 ST SAVIOU'S ROAD, ST HELIER, JE2 4LA	Convert shop and bedsit to form a one bedroom residential unit. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
113/2022 BELLINGHAM TRAVEL, BATH STREET, ST HELIER, JE2 4SU	REVISED PLANS to P/2021/0573 (Construct first and second floor extension to form 1 one-bed and 1 two-bed residential units. Various internal and external alterations to existing development): Change of use of part of first floor from Class A - Retail and construct second floor extension to create 2 two-bed residential units. Demolish 2 existing staircases and relocate residential staircase to South elevation. Create 1 WC to retail. Internal alterations to ground floor. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
114/2022 80 ROUGE BOUILLION, ST HELIER, JE2 3ZU	Construct two-storey extension to South elevation to create 2 one-bed apartments. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
115/2022 1, 37 WINDSOR TERRACE, ST MARKS ROAD, ST HELIER, JE2 4LD	Lay tarmacadam to existing parking area. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
116/2022 13 ROYAL SQUARE, ST HELIER, JE2 4WA	Change of use of first floor from Class C - Office to create 1 two-bed apartments. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
117/2022 37 HOTEL SAVOY, ROUGE BOUILLON, ST HELIER, JE2 3ZA	Demolish existing development and construct 9 one-bed, 33 two-bed, 10 three-bed and 4 four-bed residential units with associated landscaping. The Roads Committee approved the draft comments detailed in the planning report dated 16 November (refer documentation attached)
119/2022 INFORMATION REPORTS	None.
120/2022 AGREED DECISIONS	The minutes could not be agreed due to not meeting the quorum.
NEXT MEETING	
	The next meeting will take place on Wednesday 7 th December 2022 at 9.30am Assembly Room Town Hall.