

**MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA**  
**HELD VIA ZOOM VIDEO CONFERENCE MEETING**  
**ON WEDNESDAY 20 MAY 2020 AT 9.30AM**

**PRESENT:**

Mr P Pearce (Procureur du Bien Public) (PP) (Chairman)  
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 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)  
Mrs A Bienvenu (Executive Assistant) (AB)  
Ms S Gordon (Andium Homes) (SG)  
Mr C Renouf (Ogier) (CR)  
Mr M Bridge (Axis Mason) (MB)  
Mr I Macdonald (Axis Mason) (IMD)  
Mr S Marshall (Axis Mason) (SM)  
Ms P Doherty (Collas Crill) (PD)

**APOLOGIES**

Constable S Crowcroft (SC) (States) and Mr R Le Brocq (RLB)

**OPEN MEETING**

There were no declarations of interest.

Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 12 February 2020 were agreed, proposed by JR and seconded by BLF.

**MATTERS ARISING**

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

Previous minutes 03/20 and 25/20 refer  
JB said that he had been contacted by the media keen for interviews. Ongoing issues with vehicles parking on Jersey Development Company land and wardens being unsure of action to take. SA advised that funding for works to proceed is still awaited. The project had been due to complete in the summer of 2021, and a certain amount of the works needs to wait until the Horizon site is completed. Political assistance may be required to obtain necessary funding. To revert to Committee in due course.

**26/20 – LA CROIX DE LA  
REINE, CHARING  
CROSS, ST HELIER, JE2  
3RP**

Previous minute 33/20 refers  
GJ requested an update: Planning permission has been obtained, funding and a project manager to be sought.

**27/20 - ANY OTHER  
BUSINESS**

None.

**AGENDA ITEMS**

**28/20 – TO RECEIVE AN  
UPDATE ON ANN  
COURT PUBLIC REAL  
IMPROVEMENTS**

Committee is aware that Andium Homes' Ann Court development is progressing; IMD and SM of Axis Mason have attended the meeting to discuss proposals for finishes to the public realm areas, the plans for which were included in the Committee paperwork. The project has Planning approval and is well underway, with the scheme in accordance with the approved North of Town Master Plan.

Axis Mason is requesting Committee approval on proposals for finishes, as orders now need to be placed for materials and works planned.

The areas in question are Providence Street (which remains under Parish ownership) and the new public square – proposed material is the typical granite paved finish, with benches, lighting and bicycle parking to be approved too. Access to Providence Street, which will be closed, will be available to services with bollard control at the north and south ends, and also on Phillips Street opposite the Jersey Arts Centre, and there will be controlled unloading bays at Ann Street and Charles Street. PP said that the Roads Committee had not yet approved closure of Providence Street; SA confirmed that this had indeed been done, and will find and re-circulate relevant minutes to the Committee. JB questioned the width of the pavements, given that it was likely that at some point in the future Conseil would be pushing to reduce the number of cars on roads in order to provide more space for pedestrians and cyclists – it was confirmed that the pavements are 1.8m wide. BLF requested confirmation that although the public square

was being referred to as a 'public square', it remained owned by Andium Homes and not the public. The intention is that Andium Homes will retain the land freehold, and the public areas will be rented back to the Parish. The lower ground floor level of the development has infrastructure in place to provide extra charging points for electric vehicles, as well as provision for 165 bicycles. JB asked how green were the buildings' roofs – this is a social housing project, so budget is affected and the environmental benefit focus is on energy performance, but there are large areas of flat roof, with about 10% planted on some of the accessible areas. BM asked if there were any bicycle racks near the Jersey Arts Centre – yes, two. A power supply has been proposed within the public space, and also lockable door within bin stores which can be used for watering plants etc. PP questioned whether thought had been given to dray unloading outside the Earl Granville Pub and reinforcement of the pavements – these have been designed using vehicle overrun paving, 18mm thick. The Parish will have a key to the bollards near the Jersey Arts Centre's stage door, which can be requested via the Parish to enable to loading and unloading.

The Committee approved the finishes, and SG and IMD left the meeting.

This item consists of two parts – the removal of the party wall and the project's public realm finishes. CR from Ogier and PD from Collas Crill had attended the meeting.

Committee is aware that work is progressing at the Le Masurier site, with demolition underway. The developer wishes to demolish the party wall between Nelson Street Car Park and its site for the purposes of constructing new building 'Block E'. Parish Assembly approval will be required for the wall's removal, and the new wall will be constructed on the Le Masurier side, ceasing to be a party wall. In order to demolish and construct a new wall, a hoarding line will need to be placed within Nelson Street, which will result in the loss of two parking spaces in the public car parking area and one private space within the barriered area. This will also result in at least two Honorary Police vehicles being relocated to the Parish's Municipal Services Depot. The developer also wishes to cede some land along Rue de Funchal for the purpose of improving its footpath. Committee thanked BLF for his assistance to the Parish and developers' legal representatives' work on the legal matters forming part of this agreement.

Proposals for the public realm finishes include a turning point at the exit point of the Nelson Street Car Park, for which all risk assessments and road safety assessments will be undertaken at no cost to the Parish, in line with the Committee's adoption of the Road Safety Assessments.

JB voiced road safety concern for the whole Bath Street area, and said it would be worth considering putting bollards on pavements to stop taxis pulling up and blocking vision to the zebra crossing, with properly indicated turning areas that need to be kept clear. SA said that Bath Street comes under GHE remit, but he was aware that Le Masurier and Axis Mason had both been liaising with GHE regarding desire for future changes.

Decision on the party wall has been deferred; the Constable and Procureurs to discuss before reverting to Committee.

Finishes to the public realm area were approved, and CR, PD and MB left the meeting.

SA had circulated his report on works undertaken during the last financial year, together with list for works being proposed this financial year subject to funding.

PP said that Seale Street had only been done ten years ago and asked why it was back on the list – various utilities work has been undertaken causing damage, and due to the time limit passing, the various utilities companies cannot be called on for liability. JB said that consideration must be given to any new developments and their heavy vehicular traffic on the roads.

Committee approved the roads list in principle.

**RP/2020/0403**  
**1, Jaeger, 27, Highland House, Halkett Street, St Helier, JE2 4WJ**

*REVISED PLANS to P/2016/1093 (Demolish second floor. Construct second and third floors comprising of 4 No. two bed apartments and 5 No. one bed apartments) and RP/2019/1387: Change of use of first floor from Class A retail to form 3 No. one bed apartments and 12 No. internal residential stores.*

The Roads Committee requested the note be amended to remove mention of £25K, replaced

**29/20 – TO RECEIVE UPDATE ON LE MASURIER DEVELOPMENT, BATH STREET, TO APPROVE REMOVAL OF PARTY WALL BETWEEN NELSON STREET CAR PARK AND LE MASURIER DEVELOPMENT, AND APPROVE CEDING OF LAND TO IMPROVE FOOTPATHS IN RUE DE FUNCHAL**

**30/20 – TO RECEIVE UPDATE ON ROAD WORK UNDERTAKEN DURING 2019/20 & PROPOSED ROAD WORKS FOR 2020/21**

**PLANNING APPLICATIONS**  
**31/20 – 1, JAEGER, 27, HIGHLAND HOUSE, HALKETT STREET, ST. HELIER, JE2 4WJ**

<p><b>ANY OTHER BUSINESS 32/20 – PROPOSALS FOR LA RUE DE L'ETAU</b></p>	<p>with the wording ‘...seeks a contribution...’.</p> <p>JB raised the controversy surrounding the closure of Broad Street and access for disabled people, together with removal of the bus stop, and asked if the Parish could point out to the public exactly where alternative facilities are in the area, e.g. disabled bays at Library Place and New Street etc; he also asked if additional temporary ones could be created. Committee to consider all of these on existing Jersey Development Company land, together with vehicular access to the public and contractors. Traffic wardens turning a blind eye as unsure as to whose remit this land falls. Agreed policy must be in place between the Parish and the States’ Jersey Development Company for future developments. SA confirmed that the pavements around the finance centre come under GHE remit.</p>
<p><b>33/20 – BRANCHAGE</b></p>	<p>GJ queried the date for the Branchage, saying it would be difficult to access the narrower country lanes and manage physical distancing when banks are so overgrown. Waiting until July may raise issues; the Comité des Connétables is seeking legal advice on how to deliver the Branchage safely under physical distancing guidelines. JB said there were still issues regarding the current Branchage system, traffic lights, fines, the involvement of Roads Inspectors and basic principles. GJ said it was important to show balance between urban and country areas, providing space for people to physically distance on crowded streets as well as in the countryside, and a Branchage isn’t required to enforce the keeping clear of pavements.</p>
<p><b><u>NEXT MEETING</u></b></p>	<p>The next meeting will take place on Wednesday 24<sup>th</sup> June 2020 at 9.30am (venue still to be decided).</p>