



Minutes	
<b><u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u></b> <b><u>HELD IN THE ASSEMBLY ROOM ON</u></b> <b><u>WEDNESDAY, 23 MARCH 2022 AT 9.30AM</u></b>	
<b>PRESENT</b>	<b>Mr P Pearce (Procureur du Bien Public) (PP)</b> <b>Mr J Baker (JB)</b> <b>Mr T Vibert (TV)</b> <b>Mr K Proctor (KP)</b>
<b>IN ATTENDANCE</b>	<b>Mr G Jennings (Procureur du Bien Public) (GJ)</b> <b>Mr J Turner (Chief Executive Officer) (JT)</b> <b>Mr S Alves (Head of Infrastructure) (SA)</b> <b>Mr A Sty (Infrastructure Manager) (AS)</b> <b>Miss E Sheehan (Minutes) (ES)</b>
<b>APOLOGIES</b>	<b>Constable S Crowcroft (SC)</b> <b>The Very Rev'd M Keirle (MK)</b> <b>Mr B Le Feuvre (BLF)</b> <b>Mr B Manning (BM)</b> <b>Mrs A Roberts (Parish Secretary) (AR)</b>
<b>DECLARATION OF INTEREST</b>	None.
<b>OPEN MEETING</b>	PP was acting Chairman for today's Roads Committee meeting as the Constable was in the States. However, as the meeting was not quorum no decision could be made at the meeting.  Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 23 February 2022 the content was agreed as being correct. However, the minutes could not be approved as the Roads Committee was not quorum.
<b>MATTERS ARISING</b>	
<b>38/2022 LA GRANDE ROUTE DU MONT A L'ABBE CYCLING</b>	Previous minute 23/2022 refers  GJ sked if we had received any clarification on the legal use of the sign as it is a shared use sign.  SA replied the whole street is considered a carriageway and has shared use for road and footpath, he will double check the legalities.
<b>39/2022 PRESENTATION BY SoJDC, SOUTH WEST ST HELIER UPDATE</b>	Previous minute 21/2022 refers  JB suggested putting a workshop together to discuss the Roads Committee's comments on the application. SA replied the Committee approved the planning comments at the last meeting.
<b>40/2022 PRESENTATION ON THE PROPOSAL FOR "LES SABLONS, BROAD STREET"</b>	Greg Callaghan from Stantec gave a presentation to the Roads Committee on the proposal for "Les Sablons" in Broad Street which included:  <b>Development Proposal:</b>  <ul style="list-style-type: none"> <li>• 238 Residential Units (one, two and three bedroom)</li> <li>• A new Wilde Aparthotel by Staycity – 103 serviced apartments and suites</li> <li>• Ground floor commercial/retail units</li> <li>• Landscaped public courtyard with pedestrian access link</li> <li>• Private Residential Car Park – 96 spaces</li> <li>• Cycle Parking – 284 spaces (260 long stay and 24 short stay)</li> </ul>

- Provision of Evie Bike Share within public realm
- Restored facades to 35-37 Broad Street

**Proposed Delivery and Servicing:**

- Dedicated loading bay provided on Commercial Street
- Hotel, residential and commercial/retail waste to be collected from Commercial Street
- Bins to be transferred to a holding area on days of collection
- The proposed loading bay will also be used for deliveries to the hotel and residential units
- The proposed development will also utilise the existing loading bays on Commercial Street
- Element of delivery and servicing from Broad Street

**Q** The paved carriageway that looks like paving but is not, suggests the zebra crossing should go all the way across; interested in knowing what will happen to pedestrians in that area.

**A** This is very much a concept for discussion, and I realise there needs to be more detail and want to discuss with SA whether this should be a raised table or not.

**Q** You have put your cycle parking deep in the site, which will result in people cycling through the pedestrian area.

**A** We have tried to make sure the cycling parking area is close to the residential area, but this is still up for discussion; this area will also be emergency access from Commercial Street.

**Q** Have you had pre-planning advice from the Planning Department?

**A** Yes, we have.

**Q** What criteria have been you used for car spaces.

**A** The 96 car parking spaces we have kept within car parking policy 0.4 spaces per unit

**Q** you have over 300 units 103 are the Hotel a lot of these people will be using cars what happens to the people staying at the Hotel who find out there are no car parking spaces.

**A** That's correct; there is no car parking with the Hotel, which is the same as the Premier Inn at Charing Cross; we will make it clear to people there is no parking with the Hotel and that they will need to make other arrangements.

**Q** How many retail units are anticipated?

**A** There are six commercial units, three of them for retail and the others for cafes and restaurants.

**Q** Have you made provision for larger bikes with trailers etc., to park in the cycling store.

**A** We have a 5/10% provision within our cycle parking for oversized bikes.

**Q** Can not see in the plans any provision for motorcycles.

**A** There is designated parking for motorcycles within the carpark.

**Q** What is the breakdown of residential units

**A** 137 one-bed, 96 two-bed and five three-bed.

**Q** Are there any provisions for children on the site, such as play areas or green spaces.

	<p><b>A</b> will revert to the architect as unfortunately, do not have the answer.</p> <p><b>Q</b> We would expect to see provision for one cycle per bedroom, but you have quoted one per unit. Is there a potential to increase?</p> <p><b>A</b> Due to the space constraints restraints on the site, we are aware of the shortfall, and we will do our best to achieve a solution.</p> <p><b>Q</b> There is a desire to pedestrianize Broad Street. Would you share the provision for this with the Committee? In addition, noted a bin store to the back of the car park with access onto Broad Street, there is potential with a slight change to bring the bins out through the car park to be collected from Commercial Street to save a refuse vehicle driving through Broad Street, is this something that would be possible.</p> <p><b>A</b> As it currently stands the majority of bins will be collected from Broad Street, it is potentially possible that we could drag the bin from Broad Street through the car park. Concerning the pedestrianization of Broad Street, we do not know what IHE is thinking about whether it is complete pedestrianization, is it limited access, and are buses allowed through the street. So there are many questions, we do not know ourselves at the moment.</p>
<b>PLANNING APPLICATIONS</b>	
<b>41/2022 P/2022/0083 13, MELVA HOUSE FLATS, DUHAMEL PLACE, ST HELIER, JE2 4TP</b>	<p>Construct 1 three-bed residential unit with associated amenity space.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 March (refer to documentation attached)</p>
<b>42/2022 P/2022/0093 83, NEW STREET, ST HELIER, JE2 3RA</b>	<p>Convert 1 six-bed residential unit to create 2 one-bed residential units. Create bicycle rack to East of site. Various internal alterations to unit one.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 March (refer to documentation attached)</p>
<b>43/2022 P/2022/0108 SNOW HILL CAR PARK, SNOW HILL, ST HELIER</b>	<p>Construct lift access tower from Snow Hill car park to Fort Regent, with associated landscape works, including enhanced pedestrian links to Hill Street. 3D Model available.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 March (refer to documentation attached)</p>
<b>44/2022 P/2022/0120 3 QUEENSWAY HOUSE, QUEEN STREET, ST HELIER, JE2 4WD</b>	<p>Change of use of existing first and second floor from Class C – Office to create 12 one-bed and 12 two-bed residential units. Reinstate ground floor public arcade from Queen Street to Hilgrove Street.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 March (refer to documentation attached)</p>
<b>45/2022 P/2022/0129 EDWARD LE QUESNE HOUSE, MINDEN PLACE, ST HELIER</b>	<p>Install seven security and privacy railings above existing ground floor terrace balustrade to West elevation.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 March (refer to documentation attached)</p>
<b>46/2022 P/2022/0191 PIROUET HOUSE, UNION STREET, ST HELIER, JE2 3RF</b>	<p>Change of use of existing third floor from Class C-Office to create 2 one-bed and 1 two-bed residential units. Minor alterations to ground, first and second floor.</p> <p>The Roads Committee agreed the draft comments detailed in the planning report dated 23 March (refer to documentation attached), although the Roads Committee not being Quorum could not approve the content.</p>

<b>47/2022 INFORMATION REPORTS</b>	The committee had no comment.
<b>48/2022 AGREED DECISIONS</b>	The following decisions were agreed:  None
<b>NEXT MEETING</b>	
	The next meeting will take place on Wednesday 20 April 2022 at 9.30am Assembly Room Town Hall.

DRAFT