



PARISH OF ST HELIER



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA</u> <u>HELD IN THE ASSEMBLY ROOM AT THE TOWN HALL ON</u> <u>WEDNESDAY, 23 JUNE 2021 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr B Le Feuvre (BLF) Mr J Baker (JB) Mr T Vibert (TV) Mr K Proctor (KP) Mr B Manning (BM)
IN ATTENDANCE	Mr P Pearce (Procureur du Bien Public) (PP) 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) Miss E Sheehan (Minutes) (ES) Mr Ian Wilson (JEC) (IW) Mr Steve Beddoe (Le Jardin de Mélêches) (SB)
APOLOGIES	The Very Rev'd M Keirle (MK)
DECLARATION OF INTEREST	SC Declared an Interest re: item 105/21 as he lives in Clarendon Road, which is parallel to Midvale Road.
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 19 May 2021 were agreed.
MATTERS ARISING	
103/21 EVIE CAR CLUB PARKING SPACES	Previous minute 73/21 refers TV suggested encouraging the use of electric vehicles by lowering or removing parking charges all together. PP said the Procureur's has a sworn duty to protect the Parish's income and are in favour of electric vehicles but have to keep the economics in mind. GJ said this kind of preferential agreement does not satisfy the transparency we need to offer ratepayers and parishioners. JB & TV objected very strongly to the Procureur's decision, as the Parish should be supporting the climate change initiative. BLF supported the Procureur's decision because EVie is a profit making company. JT reminded the Committee that Evie is already paying a reduced rate for parking when they use a season ticket in the car parks.
104/21 TEMPORARY RELOCATION OF MOTORCYCLE PARKING IN PARADE	SA advised the Committee that Dandara requested the Parish reduce the existing motorcycle parking bay on The Parade (Eastern Arm) by 4m to facilitate access and egress for construction vehicles at Cyril le Marquand House. The suspension is proposed to be in place between 1 July 2021 up to March 2024. Dandara to pay for lost income on the parking bays. The following options were proposed to the Committee:

	<p>a. Refuse permission for the reduction of the motorcycle bay.</p> <p>b. Reduce the bay by 4m as requested. Therefore, approx. 4/5 motorcyclist will need to use the existing Gloucester Street motorcycle parking bay if there is space or find alternative parking elsewhere.</p> <p>c. Remove 1 No RPZ space to utilise as an additional motorcycle parking bay to accommodate the displaced 4/5 spaces motorcycle parking.</p> <p>d. Removal of two echelon parking spaces creating temporary bike bay to accommodate the displaced 4/5 motorcycle spaces.</p> <p>The Committee unanimously agreed on option D, once Planning Permission has been granted from the CleM development.</p>
<p>105/21 PROPOSED ON STREET ELECTRIC VEHICLE CHARGING FACILITIES IN RPZ'S AND HAVRE DES PAS</p>	<p>AS presenting this matter advised since the installation of the EVie Car Club charging point on the Parade Eastern Arm, the JEC has been very interested in providing an Island first for 'on-street vehicle charging' on Parish roads. This supports the Parish's green initiatives and its move towards carbon neutrality. Parish Officers, along with the JEC, have investigated potential locations, with the positions below being most promising due to road layout, footpath width / existing kerb buildouts etc. The list below is in the JEC's order of preference, with Roussel Street being the priority for the pilot scheme and, once proven successful, they would work their way through the list in order. Committee are being asked to consider approval for the installation of 5 vehicle charging points, 4 of them being sited within Residents' Parking Zones (RPZs).</p> <ol style="list-style-type: none"> 1. Roussel Street (Cheapside RPZ) 2. Clearview Street (St Thomas' RPZ) 3. Chevalier Road (St Mark's Road RPZ) 4. Cleveland Road (Havre des Pas area – not RPZ) 5. Richmond Road (Richmond Road RPZ) <p>It is proposed that this charging bay in Roussel Street will be available to all electric vehicle users in the daytime (9am to 5pm), with a maximum stay of 3 hour disc parking, reverting to being for Residents Parking Permit Holders only between 5pm and 9am.</p> <p>Ian Wilson (IW) from JEC answered questions that Committee had:</p> <p>GJ Suggested improving the chargers visually. SC suggested having them painted by a local artist or run a competition for schoolchildren. IW thought the suggestion a great idea.</p> <p>KP asked how robust the chargers were should someone have a parking challenge. IW advised they could install impact barriers around the charges. The charges being installed in Midvale Road would be wall-mounted, removing them from any impact zone.</p> <p>BM asked how long it takes to charge an electric car. IW advised a 7-kilowatt voltage charger would charge a vehicle to cover a distance of 20 miles in an hour; three hours would charge most vehicles from empty to flat. They also have rapid chargers that can charge a car in roughly fifteen minutes.</p> <p>TV questioned what happens if they stay over the three-hour limit. IW advised they would get a ticket, or they would look at charging an overstay penalty.</p> <p>BM asked if they knew how many electric cars there were in each RPZ area, and out of those cars, how many do not have their own charging points. IW</p>

	<p>confirmed the information was limited and suggested with the help of the Parish, they could write out to RPZ permit holders to ask the question.</p> <p>The Committee were happy to agree in principle with the installation of 5 vehicle charging points subject to consultation, starting with Roussel Street- The department is to go out to consultation and report back to the Committee with the results for Roussel Street in July.</p>
<p>106/21 CREATION OF A NEW ALFRESCO AREA WITH PLANTING AT THE JUNCTION OF SEATON PLACE AND SEALE STREET</p>	<p>SA informed the Committee the creation of the new alfresco area at the junction of Seaton Place and Seale Street would involve the following:</p> <p>The applicant is seeking Roads Committee approval for the removal of 5 No cycle hoops to enable an alfresco to be created in the built-out area at the junction of Seale Street and Seaton Place (See appendix 1). The cycle parking has been monitored and there is scope for 5 hoops to be removed. Officers will undertake an assessment to find alternative locations for the proposed displaced 5 No cycle racks.</p> <p>Phase 1: Construct two new granite planters and replace the faded red tarmac with granite paving utilising Parish existing granite stock.</p> <p>Phase 2: Installation of a Jersey zebra crossing at the junction of Seale Street and Seaton Place. Subject to a Technical Paper and Road Safety Assessment being undertaken for presentation to the Infrastructure Minister for his approval</p> <p>SA advised we do not have the funding for the provision of the crossing and therefore the options are:</p> <ul style="list-style-type: none"> a. Committee may want to defer this to 2022/23 b. if Committee wants the crossing installed this financial year then it would have to go onto the priority list of works that Committee approved to replace an approved item of work. <p>The Committee unanimously approved the proposal and suggested bringing Phase 1 and 2 forward to start as soon as possible.</p>
<p>108/21 DISABLED ACCESS TO ST HELIER</p>	<p>SC asked if anyone would be willing to join the Disabled Access Working Group, BLF, TB, JB and BM volunteered. SC said he would schedule a meeting in the next ten days.</p>
<p>109/21 HOSPITAL UPDATE</p>	<p>Steve Beddoe, previous owner of the former Colesberg Hotel, has proposed plans to develop the lower park area, and part of Victoria Avenue, at no cost to the tax payer, in return for a long lease from the Parish of the St Helier for the land. He would rather see the space converted into a car park for over 700 cars, with decking over the top of the current space and Victoria Avenue, which would give islanders a new park that he believes would be "the pride of the Islands," and known as Le Jardin de Méléches. It would be funded by revenue from the concealed parking. He said until he has the approval from the Parish he cannot take it any further.</p> <p>BM asked how many parking spaces it would provide. SB answered 700 car spaces.</p> <p>PP suggested advising Lyndon Farnham the Roads Committee fully support this proposal as an alternative to the Westmount Road scheme.</p> <p>TV was also supportive of this proposal as an alternative to the Westmount Road scheme. He also suggested a scale model of Westmount Road would be extremely helpful when being asked to make decisions on such a large project.</p> <p>The Committee unanimously supported the proposal of the scheme in principle.</p>

PLANNING APPLICATIONS	
110/21 P/2021/0478 MILLBROOK HOUSE HOTEL, LA RUE DE TRACHY, ST HELIER JE2 3JN	<p>Refurbishment and extension of existing Hotel buildings (including Villa, 1970's wing and Farmhouse Group). Restoration of Gatehouse, Stable wing and Hotel grounds. Demolish existing staff accommodation and replace staff accommodation within extended rebuilt structure. Construct new ancillary Hotel buildings including Spa and Wellness Centre, Art and Yoga Studio, Eco-pods, Glasshouse cookery school and restaurant with associated landscaping and drainage works. Create new internal road and vehicular exit onto Le Chemins des Moulins. 3D Model available.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
111/21 P/2021/0553 23, ESPLANADE, ST HELIER, JE2 3QA	<p>Change of use of ground floor from Class C (Office) to Class A (Retail).</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
112/21 P/2021/0573 43 BATH STREET, ST HELIER, JE2 4SU	<p>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.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
113/21 P/2021/0577 69, GREAT UNION ROAD, ST HELIER, JE2 3WA	<p>Create new vehicular access onto Great Union Road. Construct new pillars and refurbish iron fence and gate.</p> <p>The Roads Committee discussed the above submission and does not support the application for the reasons detailed in the planning application report 23 June (refer to documentation attached).</p>
114/21 P/2021/0600 EMANDELLE, LA GRANDE ROUTE DE MONT A L'ABBE ST HELIER JE2 3HA	<p>Extend garage at lower ground floor level and store at ground floor level. Alter vehicular access onto La Grande Route du Mont A L'Abbe.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
115/21 P/2021/0609 TREMATON LODGE, 97 ST SAVIOURS ROAD, ST HELIER, JE2 4BA	<p>Internal alterations at first and second floor level to form 2 two-bed residential units. Demolish existing and construct 2-storey extension to West elevation.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
116/21 P/2021/0627 3 PONT DE L'ARCHE, ST NDREWS ROAD, ST HELIER, JE2 3JG	<p>Convert existing garage to habitable space. Construct new garage. AMENDED PLANS RECEIVED.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
117/21 P/2021/0639 LIFE BOAT CAFÉ, ALBERT PIER, LA ROUTE DU PORT ELIZABETH, ST HELIER	<p>Demolish existing café. Construct new café with seating and awnings.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>

<p>118/21 P/2021/0601 INGOUVILLE HOUSE, INGOUVILLE LANE, ST HELIER, JE2 4SG</p>	<p>OUTLINE APPLICATION: Demolish existing commercial building. Construct 5-storey residential building, containing 8 two-bed units with commercial facilities on ground floor. Reserved matters: External appearance, materials, and landscape. 3D Model available.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
<p>119/21 P/2021/0654 51-53 KING STREET, ST HELIER, JE2 4WE</p>	<p>Demolish existing café. Construct new café with seating and awnings.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
<p>120/21 P/2021/0669 CYRIL LE MARQUAND HOUSE, THE PARADE, ST HELIER, JE2 3QP</p>	<p>Demolish existing office building and associated podium car park structure. Construct 7-storey office building with associated landscaping and public realm improvements. 3D Model available.</p> <p>The Roads Committee discussed the above submission and does not support the application for the reasons detailed in the planning application report 23 June (refer to documentation attached).</p>
<p>121/21 P/2021/0674 HOME LEA, LA ROUTE DE LA TRINITE, ST HELIER</p>	<p>Omit vehicle access onto La Route de La Trinite and create vehicle access onto La Rue de Mon Sejour.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 23 June (refer to documentation attached).</p>
<p>122/21 INFORMATION REPORTS</p>	<p>JB asked for an update on the footpath in Vallée des Vaux. SA said it is progressing and was happy to try to push it forward.</p> <p>JB noted the damage on the pavement at La Rue de la Hauteur had been repaired, but did not appear on the report. SA said it had been omitted on the report. JB added they had done a fantastic job on the repair.</p> <p>BM asked if scaffolding companies are fined for erecting scaffolding without a permit. SA advised they would receive a restriction and could be removed from the approved scaffold list.</p>
<p>AGREED DECISIONS</p>	<p>To bring back item 105/21 Proposed on street electric vehicle charging facilities in RPZ's and Havre des Pas.</p> <p>SC suggested putting out a press release on today's approved decisions.</p>
<p>NEXT MEETING</p>	<p>The next meeting will take place on Wednesday 28 July 2021 at 9.30am Assembly Room Town Hall.</p>