



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE ASSEMBLY ROOM ON</u> <u>WEDNESDAY, 26 JANUARY 2022 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) The Very Rev'd M Keirle (MK) Mr J Baker (JB) Mr T Vibert (TV) Mr K Proctor (KP) Mr B Manning (BM)
IN ATTENDANCE	Mr G Jennings (Procureur du Bien Public) (GJ) Mr P Pearce (Procureur du Bien Public) (PP) Mr J Turner (Chief Executive Officer) (JT) Mr S Alves (Head of Infrastructure) (SA) Mr A Sty (Infrastructure Manager) (AS) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES)
APOLOGIES	Mr B Le Feuvre (BLF)
DECLARATION OF INTEREST	Mr J Baker as he resides at Castle Quay
OPEN MEETING	None
MATTERS ARISING	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 8 December 2021 and 12 January 2022 were agreed.
02/2022 FEEDBACK ON GOVERNMENT'S SUSTAINABLE TRANSPORT WORKSHOP	Previous minute 207/21 refers JB asked if there had been any update. SC replied, he had received an email from the Government advising there will be a meeting held in March.
03 /2022 PRESENTATION BY SoJDC, SOUTH WEST ST HELIER UPDATE	Lee Henry from JDC and Matt from Gillespies delivered a presentation on the South West St Helier Visionary Framework, which is the redevelopment of the Waterfront. The development will include 568 new trees, 1,000 homes, four restaurants, two bars, ten cafes, two gyms, an outdoor lido, an art-house cinema, two GP practices, a nursery, a large convenience store and six smaller shops and 17,000 sq m of office space. The existing cinema building, car parks and La Fregate will also make way for new gardens, cycle routes, pavilions and a new slipway onto the beach at West Park. It will have 335 public car parking spaces, 85 commercial spaces, 393 residents' spaces, more than 2,000 bicycle spaces and 283 public spaces for motorbikes. The residential housing units included in the plans are split into 432 one-bed, 374 two-bed and 195 three-bedroom properties. The Committee raised the following questions/comments to which answers were provided: Q: What are you planning in terms of community engagement? A: There is a standard engagement process in which members of the public can provide their comments on all submissions; these will be taken

	<p>into consideration by the inspector in their review.</p> <p>Q: Who will own the roads, as one of the problems with Castle Quay is illegal parking. A: There is a length of footpath on one side of the road that is not within the parish ownership. This is something we will present to the Parish in due course for Parish consideration and approval and will request the Parish take this on certainly from a policing perspective.</p> <p>Q: Very impressed with the amount of green space, are you able to utilise some of the roof space as an open garden? The terraces shown look as though only accessible to particular residents. A: The roof elements are designated as accessible roof gardens and will be for the entire block, not just the penthouses.</p> <p>Q: How many of the 1000 units will be for social housing. A: There is a requirement to produce a minimum of 15% for social housing.</p> <p>Q: Will you be able to set your own charges for the carpark. A: The Government will decide the charge for car spaces.</p> <p>Q: What numbers of families are you expecting within the development? A: A mix of 40% 1 bed units, 40% 2 bed units and 20% three bed units. Families could occupy up to 60% of the development.</p> <p>Q: The slipway is moving approximately 100 yards. Has any work been done on wave action? A: Yes, as part of the proposals we have commissioned a separate piece of work on sea defences given the rising sea levels and intensity of frequency of storm events.</p> <p>Q: If someone is taken ill at the slipway and picked up by an ambulance how would they get to the hospital? A: They would need to drive to First Tower. PP replied this is unacceptable, there should be a way of getting from the slipway to the Grand Hotel without the need to go all the way to First Tower.</p> <p>Q: The pedestrian movement show two diagonal routes going across Route du Fort, are these new crossings? A: The routes across Route du Fort are at grade crossings, there has been extensive dialogue with IHE and architecture commission.</p> <p>SC thanked LH for taking into consideration comments made at the previous presentation by the Roads Committee such as including toilets and sheltered places for the public.</p> <p>SC said he thought the scheme was 0350 amazing.</p>
<p>04/2022 LA VALLEE DE VAUX FLOODING PROBLEMS</p>	<p>SA said as the committee may recall before Christmas last year that flooding occurred in Vallée des Vaux that is primarily due to the bridges, the one that seems to be creating the issue is the bridge at Rose Cottage, which is too low.</p> <p>The Bridge that is affecting the flow to the stream is in the ownership of Rose Cottage property owner. The Owner will need to address this historic problem with the bridge being too low.</p> <p>The Parish does not own the stream, it is owned by the Seigneur de Meleches who is aware of the issues with flooding. His support will be required to address this issue.</p>

	<p>The Parish has discussed this issue with our colleagues at IHE who have advised that the Infrastructure Minister can issue an improvement notice under articles 31 and 37 of the Drainage (Jersey) Law 2005.</p> <p>However initially we will write to the property owners to advise them of their duty under the Drainage (Jersey) Law requesting their urgent attention.</p> <p>We will request an action plan from the owners and if there is no response then we will request assistance from the Infrastructure Minister requesting that he issue an improvement notices. This may also impact on other property owners with bridges across the stream.</p> <p>In the meantime, our proposal is to install 3 no. gullies along Vallée des Vaux in the problem area as per Appendix 3 in your reports so that in the event that flooding occurs again that we can divert the majority of the water back into the stream, this will not resolve the issue with Rose Cottage bridge, but it will help reduce the volumes of water that overflow onto the carriageway.</p> <p>We will liaise with the Seigneur to make sure that he agrees, as we will need to undertake changes to the stream wall to enable the gullies to be installed.</p> <p>Mr Tony Allchurch, a resident of Vallée des Vaux was invited to the meeting to give a background on the problems he has encountered in the area over the years and was asked if he was happy with the officer's recommendations. Mr Allchurch was happy with the recommendations.</p> <p>The Committee members were all in support of the above proposals.</p>
<p>05/2022 AGREE TO PROPOSED NEIGHBOURHOOD IMPROVEMENT AREAS</p>	<p>SA said, as the committee will recall that in our approved project that we had two areas highlighted for Neighbourhood improvements, however following meetings with the Constable, he has requested that the Neighbourhood areas are increased to 5 different areas as per the plans in your report.</p> <ul style="list-style-type: none"> • Zone 1: Lewis Street area • Zone 2: Poonah Roads area • Zone 3: Dorset Street area • Zone 4: Stopford Road area • Zone 5: Havre des Pas area <p>The department is requesting the Committee approval to the 5 areas. If this is approved, the next stage will be to commence a consultation exercise with residents and businesses in the affected area to get their input on what improvements they would like to see in their areas.</p> <p>We would appreciate the Committee's initial thoughts and ideas on improvements that the Committee would like the department to suggest to residents.</p> <p>Although we need to be aware that a lot of these areas are dominated by car parking RPZ zones, any tangible changes will require a compromise of removal of some of the on street car parking.</p> <p>We will liaise with emergency services to establish if there are access difficulties due to majority of these areas being dominated by parked cars.</p> <p>We will also consult with IHE as some of these quieter streets could lend themselves as cycle routes.</p> <p>We would appreciate if one member of the roads Committee could</p>

	<p>champion the project and be the spokesperson on behalf of the Committee.</p> <p>In closing the request to Committee is in three parts:</p> <ol style="list-style-type: none"> a. To agree to the Neighbourhood areas b. To nominate a member of the Committee as the champion of the is project c. To provide the department with some initial thoughts on improvements that we can share with residents as part of the consultation. <p>The Committee members were happy to agree in principle and will bring the item back in the coming months.</p>
<p>06/2022 SPEED HUMPS ON OLD ST JOHN'S ROAD</p>	<p>AS said, as the committee will be aware a sum of £5,000 was agreed in the cost estimates for 2022, with a view to potentially installing some temporary modular road humps, which could be adjusted and tweaked if required, and if successful they could be replaced with more permanent asphalt humps.</p> <p>Officers found 3 locations that were suitable with adequate street lighting and free from below ground services etc. Public consultation commenced on Friday 22nd October 2021. The replies were as follows :</p> <ul style="list-style-type: none"> • 17 For • 10 Against • 8 Other • Unfortunately there was no response from Emergency Services <p>Out of the 17 in favour of road humps,</p> <ul style="list-style-type: none"> • 7 agreed with the 3 proposed locations • 4 said the 2nd location should be moved further up the hill after the hairpin bend • And 3 requested a hump at the bottom section of the road • In addition to these responses Committee member Barry le Feurve was also approached by a resident requesting an additional hump on the northern section of the road. <p>10 replies were against the proposal – the main points were;</p> <ul style="list-style-type: none"> • policing would be a better option than humps • Some felt they were not wanted outside a their homes • Several were concerned with noise and environmental issues • Some questioned accident statistics or number of speeding offences to justify the scheme • Some felt humps would be an Issue for cyclists riding up hill. • Some felt they were Unjustified costs • Several suggested if introduced on this road they would need to be introduced on every 20mph road. <p>Speed survey results on the 20mph road showed:</p> <ul style="list-style-type: none"> • an average of 24mph • an 85% of 29mph <p>If committee are in favour, traffic engineers will be appointed for RSA's 1,2 and 3, which will then go to the IHE Minister for consultation and installation, which would be completed by the end of the financial year.</p> <p>A sum of approx. £5000 per road hump would then be requested in the 2022-23 cost estimates to replace the temporary units with a permanent solution.</p>

	<p>Mr Weston a resident of 32 years on Old St Johns Road addressed the committee with what he thought a much cheaper option to simply put signage saying “Access to premises only”. He had spoken to more than 20 residents on the issue and not one objected to the trialling of the signage.</p> <p>The Committee agreed to run a trial period by installing the “Access to premises only” signage.</p>
<p>07/2022 CLAREMONT ROADS SAFER SCHOOLS</p>	<p>SA explained IHE and the Parish of St Saviour are planning to go out to consultation on safer routes to schools, for Jersey College for Girls and JCG Preparatory School in the first quarter of this year.</p> <p>This includes reviewing Claremont Road, which the committee will be aware that the ownership is split between the Parishes of St Saviour and St Helier.</p> <p>The section of Claremont Road that is in the Parish of St Helier ownership is recommended to form part of the overall consultation.</p> <p>The Parish will work collaboratively with the Parish of St Saviour and IHE to include the section that is under Parish of St Helier ownership as shown on the map in your report.</p> <p>Committee is asked to agree to work with the Parish of St Saviour and IHE to consider options to improve safer routes to school, which may impact on the sections of Claremont Roads under Parish ownership.</p> <p>Proposals will come to the Committee as the project progresses. There are also issues with parking in the area that is creating issues, this will be shared with IHE and will be considered as part of the changes.</p> <p>The Committee were happy to agree with the consultation and the collaboration with St Saviour Parish.</p>
<p>08/2022 LA GRANDE ROUTE DU MONT A L’ABBE CYCLING</p>	<p>AS explained TV had brought to his attention about an accident that happened on La Grande Route du Mont A L’Abbe in December last year in which a resident struck by a speeding cyclist who was using the virtual footpath as a cycle track.</p> <p>This resulted in the resident going to hospital. The cyclist seemed to think the virtual footpath was a cycle track and therefore cyclists having a right of way.</p> <p>The Committee is asked to approve the introduction of signage to be placed on the virtual footpath to make it clear to cyclist that the virtual footpath is for pedestrians only.</p> <p>The Committee member also reports residents raising speeding issues. AS have spoken to the Honorary Police coordinator who confirms that the Honorary Police will be targeting this area for enforcement.</p> <p>The Roads Committee were in agreement of installing signage stating pedestrians have priority cyclists must give way.</p>
<p>PLANNING APPLICATIONS</p>	
<p>09/2022 P/2021/1700 JERSEY MONUMENTAL CO SITE AND NO 1-3 VAL PLAISANT</p>	<p>Demolish warehouse to West elevation (Garden Lane). Change of use of ground floor from office and retail/ showroom (New Street and Val Plaisant), construct extension to West elevation and restore existing apartments on New Street to create 3 one-bed and 9 two-bed residential units with associated parking. Create vehicular access onto Garden Lane. 3D Model available.</p>

	The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
10/2022 P/2021/1714 10 SLIGO LANE, AQUILA ROAD	Demolish existing warehouse, 1 residential unit to North and 2 outbuildings to South West of site. Remove existing 2 chimneys to existing South East dwelling. Construct 1 one-bed and 2 two-bed to North and 1 one-bed residential units to South West of site. Construct single storey extension with first floor balcony and replace associated 1 window with 1 door to existing 1 two-bed dwelling. Install external storage and amenity space. Various internal and external alterations. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
11/2022 P/2021/1737 BEAUVOIR, LA RUELLE VAUCLUSE	Convert existing outbuilding to habitable space. Install 3 no. roof windows to East elevation; replace 1 window with 1 door, and 1 door with 1 window to West elevation. Replace 1 window and 1 door with 1 double door to South Elevation. Demolish existing greenhouse and construct orangery to East elevation and domestic plant room to North elevation. Various internal alterations. Construct swimming pool with plant room to South of site. Increase height of boundary wall to West of Site. Construct 1 wall to North East of site. Alter Vehicular Access onto La Ruelle Vaucluse. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
12/2022 P/2021/1751 THE HAMPSHIRE HOTEL, 53 VAL PLAISANT	Demolish existing garages. Construct single storey extension to North elevation, convert part of existing building into 2 residential units on upper ground floor, 2 residential units on first floor and second floor extension to create 5 residential units. Reconstruct store and retain existing vehicular access on to Byron Road. Various external alterations. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
13/2022 P/2021/1786 33 STOPFORD ROAD	Change of use from former School and staff accommodation to create 4 residential units with associated amenities, landscaping and parking. Demolish extension, garage and conservatory to North elevation. Various internal and external alterations. Alter vehicular access onto Oxford Road. The Roads Committee discussed the above submission and does not support the application for the reasons detailed in the planning application report 26 January (refer to documentation attached).
14/2022 P/2021/1789 12, BYRON ROAD, ST HELIER	Demolish existing dwelling and garage. Construct 4 two-bedroom dwellings with 8 Skylights to East roof planes and 4 ground floor garages. Alter vehicular access onto Byron Road. 3D Model available. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
15/2022 P/2021/1802 25/27 VAUXHALL STREET	Demolish part of existing building forming Northern portion of site, constructing 5 residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form 1 residential dwelling The Roads Committee discussed the above submission and does not support the application for the reasons detailed in the planning application report 26 January (refer to documentation attached).
16/2022 P/2021/1183 FORMER CHANEL 103 STUDIOS, 6 TUNNELL STREET	Change of use from Class C - Office and construct second floor to create 5 one-bed and 3 two-bed residential units with associated parking and amenity space. The Roads Committee discussed the above submission and does not support the application for the reasons detailed in the planning application report 26 January (refer to documentation attached).
17/2022 P/2021/1856	Change of use of Ground Floor from Class C office to Class A retail. External alterations to fenestration to north and east elevations.

SOMMERVILLE HOUSE, PHILLIPS STREET	The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
18/2022 P/2021/1873 37 QUEEN STREET	Partial change of use from Class A - Retail to Class B - Coffee Shop. Form new alfresco area. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
19/2022 P/2021/1873 11 SEAFIELD AVENUE	Construct single storey habitable space with associated decking and pergola to South of site. Alter vehicular access onto Seafield Avenue. The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
20/2022 INFORMATION REPORTS	The Committee had no comment.
AGREED DECISIONS	The following decisions were agreed: Agreed to support South West Master Plan Agreed to take action in La Vallée des Vaux Agreed to bring back Neighbourhood Improvement plan in Feb/March Agreed to signage 'Access to Premises' St Johns Road Agreed Claremont Road consultation Agreed to install signage at Mont A L'Abbe
NEXT MEETING	
	The next meeting will take place on Wednesday 23 February 2022 at 9.30am Assembly Room Town Hall.