



**PARISH OF ST HELIER**

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**ROADS COMMITTEE MEETING**

**Wednesday 23 February 2022 at 9.30am**

Meeting held in the **Assembly Room**

**A G E N D A**

**'A' AGENDA – OPEN TO THE PUBLIC**

- A1. Apologies.
- A2. Declarations of interest.
- A3. To approve minutes of meeting held on 26 January 2022 ('A' Agenda items).
- A4. Matters arising.
- A5. For discussion: To receive a petition from residents of Old Trinity Hill in respect of a residents parking scheme.
- A6. For decision: to agree Parish bollard policy in response to parishioners' requests.
- A7. For decision: To consider recent planning applications.
- A8. For information: Reports:
  - Live matters report.
  - Minor road works report.
  - Streets Inspector report.
- A9. Agreed decisions

**'B' AGENDA ITEMS**

- B1. To approve minutes of meeting held on 26 January 2022 ('B' Agenda items).
- B2. Matters arising.
- B3. For information: Review draft proposals regarding St Helier Conseil Municipal.

**Dates of 2022 meetings:**

Wednesday 23 March 2022 (Roads Committee)  
Wednesday 25 May 2022 (Roads Committee)  
Friday 8 July 2022 Visite du Branchage  
Wednesday 17 August 2022 (Roads Committee)  
Wednesday 21 September 2022 (Roads Committee)  
Wednesday 16 November 2022 (Roads Committee)

Wednesday 20 April 2022 (Roads Committee)  
Wednesday 15 June 2022 (Roads Committee)  
Wednesday 13 July 2022 (Roads Committee)  
Friday 9 Sept 2022 Visite du Branchage et Chemin  
Wednesday 19 October 2022 (Roads Committee)  
Wednesday 7 December 2022 (Roads Committee)





# PARISH OF ST HELIER



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, 26 JANUARY 2022 AT 9.30AM</u></b>	
<b>PRESENT</b>	<b>Constable S Crowcroft (SC)</b> <b>The Very Rev'd M Keirle (MK)</b> <b>Mr J Baker (JB)</b> <b>Mr T Vibert (TV)</b> <b>Mr K Proctor (KP)</b> <b>Mr B Manning (BM)</b>
<b>IN ATTENDANCE</b>	<b>Mr G Jennings (Procureur du Bien Public) (GJ)</b> <b>Mr P Pearce (Procureur du Bien Public) (PP)</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>Mrs A Roberts (Parish Secretary) (AR)</b> <b>Miss E Sheehan (Minutes) (ES)</b>
<b>APOLOGIES</b>	<b>Mr B Le Feuvre (BLF)</b>
<b>DECLARATION OF INTEREST</b>	Mr J Baker as he resides at Castle Quay
<b>OPEN MEETING</b>	None
<b>MATTERS ARISING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 8 December 2021 and 12 January 2022 were agreed.
<b>02/2022 FEEDBACK ON GOVERNMENT'S SUSTAINABLE TRANSPORT WORKSHOP</b>	<p>Previous minute 207/21 refers</p> <p>JB asked if there had been any update.</p> <p>SC replied, he had received an email from the Government advising there will be a meeting held in March.</p>
<b>03 /2022 PRESENTATION BY SoJDC, SOUTH WEST ST HELIER UPDATE</b>	<p>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.</p> <p>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.</p> <p><b>The Committee raised the following questions/comments to which answers were provided:</b></p> <p><b>Q:</b> What are you planning in terms of community engagement?</p> <p><b>A:</b> There is a standard engagement process in which members of the public can provide their comments on all submissions; these will be taken</p>

	<p>into consideration by the inspector in their review.</p> <p><b>Q:</b> Who will own the roads, as one of the problems with Castle Quay is illegal parking.</p> <p><b>A:</b> 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><b>Q:</b> 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.</p> <p><b>A:</b> The roof elements are designated as accessible roof gardens and will be for the entire block, not just the penthouses.</p> <p><b>Q:</b> How many of the 1000 units will be for social housing.</p> <p><b>A:</b> There is a requirement to produce a minimum of 15% for social housing.</p> <p><b>Q:</b> Will you be able to set your own charges for the carpark.</p> <p><b>A:</b> The Government will decide the charge for car spaces.</p> <p><b>Q:</b> What numbers of families are you expecting within the development?</p> <p><b>A:</b> 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><b>Q:</b> The segway is moving approximately 100 yards. Has any work been done on wave action?</p> <p><b>A:</b> 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><b>Q:</b> If someone is taken ill at the slipway and picked up by an ambulance how would they get to the hospital?</p> <p><b>A:</b> They would need to drive to First Tower.</p> <p>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><b>Q:</b> The pedestrian movement show two diagonal routes going across Route du Fort, are these new crossings?</p> <p><b>A:</b> 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 amazing.</p>
<p><b>04/2022</b>  <b>LA VALLEE DE</b>  <b>VAUX FLOODING</b>  <b>PROBLEMS</b></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 Melech 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><b>05/2022 AGREE TO PROPOSED NEIGHBOURHOOD IMPROVEMENT AREAS</b></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"> <li>• <b>Zone 1:</b> Lewis Street area</li> <li>• <b>Zone 2:</b> Poonah Roads area</li> <li>• <b>Zone 3:</b> Dorset Street area</li> <li>• <b>Zone 4:</b> Stopford Road area</li> <li>• <b>Zone 5:</b> Havre des Pas area</li> </ul> <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"> <li>To agree to the Neighbourhood areas</li> <li>To nominate a member of the Committee as the champion of the is project</li> <li>To provide the department with some initial thoughts on improvements that we can share with residents as part of the consultation.</li> </ol> <p>The Committee members were happy to agree in principle and will bring the item back in the coming months.</p>
<p><b>06/2022 SPEED HUMPS ON OLD ST JOHN'S ROAD</b></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 22<sup>nd</sup> October 2021. The replies were as follows :</p> <ul style="list-style-type: none"> <li>• 17 For</li> <li>• 10 Against</li> <li>• 8 Other</li> <li>• Unfortunately there was no response from Emergency Services</li> </ul> <p>Out of the 17 in favour of road humps,</p> <ul style="list-style-type: none"> <li>• 7 agreed with the 3 proposed locations</li> <li>• 4 said the 2<sup>nd</sup> location should be moved further up the hill after the hairpin bend</li> <li>• And 3 requested a hump at the bottom section of the road</li> <li>• 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.</li> </ul> <p>10 replies were against the proposal – the main points were;</p> <ul style="list-style-type: none"> <li>• policing would be a better option than humps</li> <li>• Some felt they were not wanted outside a their homes</li> <li>• Several were concerned with noise and environmental issues</li> <li>• Some questioned accident statistics or number of speeding offences to justify the scheme</li> <li>• Some felt humps would be an Issue for cyclists riding up hill.</li> <li>• Some felt they were Unjustified costs</li> <li>• Several suggested if introduced on this road they would need to be introduced on every 20mph road.</li> </ul> <p>Speed survey results on the 20mph road showed:</p> <ul style="list-style-type: none"> <li>• an average of 24mph</li> <li>• an 85% of 29mph</li> </ul> <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><b>07/2022 CLAREMONT ROADS SAFER SCHOOLS</b></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><b>08/2022 LA GRANDE ROUTE DU MONT A L'ABBE CYCLING</b></p>	<p>AS explained a Roads Committee member 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><b>PLANNING APPLICATIONS</b></p>	
<p><b>09/2022 P/2021/1700 JERSEY MONUMENTAL CO SITE AND NO 1-3 VAL PLAISANT</b></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)
<b>10/2022 P/2021/1714 10 SLIGO LANE, AQUILA ROAD</b>	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)
<b>11/2022 P/2021/1737 BEAUVOIR, LA RUELLE VAUCLUSE</b>	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)
<b>12/2022 P/2021/1751 THE HAMPSHIRE HOTEL, 53 VAL PLAISANT</b>	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)
<b>13/2022 P/2021/1786 33 STOPFORD ROAD</b>	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).
<b>14/2022 P/2021/1789 12, BYRON ROAD, ST HELIER</b>	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)
<b>15/2022 P/2021/1802 25/27 VAUXHALL STREET</b>	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).
<b>16/2022 P/2021/1183 FORMER CHANEL 103 STUDIOS, 6 TUNNELL STREET</b>	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).
<b>17/2022 P/2021/1856</b>	Change of use of Ground Floor from Class C office to Class A retail. External alterations to fenestration to north and east elevations.



<b>SOMMERVILLE HOUSE, PHILLIPS STREET</b>	The Roads Committee approved the draft comments detailed in the planning report dated 26 January (refer to documentation attached)
<b>18/2022 P/2021/1873 37 QUEEN STREET</b>	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)
<b>19/2022 P/2021/1873 11 SEAFIELD AVENUE</b>	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)
<b>20/2022 INFORMATION REPORTS</b>	The Committee had no comment.
<b>AGREED DECISIONS</b>	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
<b>NEXT MEETING</b>	
	The next meeting will take place on Wednesday 23 February 2022 at 9.30am Assembly Room Town Hall.



**1. Jersey Monumental Co site and No 1-3 Val Plaisant, 82, New Street, St. Heller, JE2 3TE** **P/2021/1700**  
*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 no. one bed and 9 no. two bed residential units with associated parking. Create vehicular access onto Garden Lane. 3D Model available.*

The Roads Committee has examined plans for the above submission and comments as follows:-

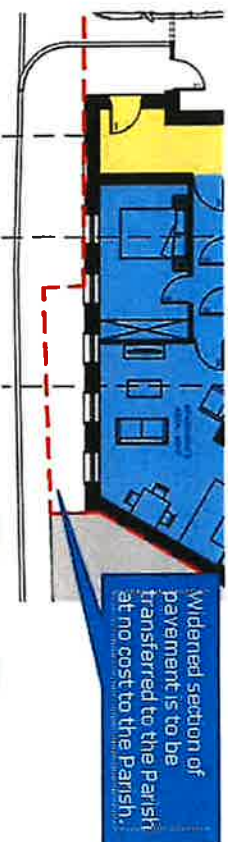
1. Committee notes that this application is for the demolition of the existing office and retail/showroom to form:
  - 12 no. units, comprised of a mix of 3 no. 1-bed, and 9 no. 2-bed units.
  - Provision of 21 no. bicycle bays.
  - Provision 4 no. Parking Bays.

The proposal also includes 3 No. hoops for 6 No. bicycles on New Street (IHE Road). It should be noted that access to the car parking is via Garden Lane.

2. It is noted that only 4 No. car parking spaces and 1 No. Motorcycle parking spaces is being provided for this development of 12 No. units of accommodation, the car parking spaces should each have an electric charging point as well as a charge point for the motorcycle space. The applicant should consider making one of these spaces part of a car share club (such as Evie).

It is noted that the applicant will provide £ 250 voucher for Evie membership to each "purchaser" of the units, however Committee requests that these vouchers are to be payable to the occupiers of the units not the purchasers who may choose the purchase the units on a buy to let arrangement.

3. It is noted and welcomed that the footpath will be widened; this widened section of the footpath should be transferred to the Parish at no cost. The Roads Committee requests that the Planning department make this conditional and set this as a Planning Obligation Agreement.



4. That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway.
5. That any windows bordering the Public Road or Footpath shall be of a type whose opening lights do not open beyond the face of the building.
6. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.

7. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.

The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

8. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

9. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

10. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

11. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1700>

**2. 10 Sligo Lane, Aquila Road, St. Helier, JE2 3XD**

**P/2021/1714**

*Demolish existing warehouse, 1 no. residential unit to North and 2 no. outbuildings to South West of site. Remove existing 2 no. chimneys to existing South East dwelling. Construct 1 no. one bed and 2 no. two bed to North and 1 no. one bed residential units to South West of site. Construct single storey extension with first floor balcony and replace associated 1 no. window with 1 no. door to existing 1 no. two bed dwelling. Install external storage and amenity space. Various internal and external alterations.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to demolish the existing warehouse, there is an existing two bed units that will remain unaltered, therefore overall there will be 3 no. two bed units and 2 no. one bed units. Access to the site is via a 10 Sligo Lane which is a private narrow lane, which cannot accommodate car access.
2. The applicant is providing external storage units (5 no.) and has indicated 2 no cycles stored in each of the storage units. The applicant is to provide electric charging facility for electric cycles stored in the storage units.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1714>

**3. Beauvoir, La Ruelle Vaucuse, St. Helier, JE2 3JD**

**P/2021/1737**

*Convert existing outbuilding to habitable space. Install 3 no. roof windows to East elevation, replace 1 no. window with 1 no. door, and 1 no. door with 1 no. window to West elevation. Replace 1 no. window and 1 no door with 1 no. 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 no. wall to North East of site. Alter Vehicular Access onto La Ruelle Vaucuse.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the development is for various works, but specifically relevant to the Roads Committee is the proposal to alter vehicular access onto La Ruelle Vaucuse.
2. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete dished kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.



3. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
4. That the applicant must comply with the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Infrastructure, Housing and Environment which is available online at:  
<https://www.gov.ie/travel/roads/pages/roadhousingdevelopment.aspx>  
 Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
5. That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1737>

**4. The Hampshire Hotel, 53, Val Pleasant, St. Helier, JE2 4TB**

**P/2021/1751**

*Demolish existing garages. Construct single storey extension to North elevation, convert part of existing building into 2 No. residential units on upper ground floor, 2 No. residential units on first floor and second floor extension to create 5 No. residential units. Reconstruct store and retain existing vehicular access on to Byron Road. Various external alterations.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to repurpose the existing 42 guest rooms hotel into a care and residential home with rooms and independent living accommodation for people with learning difficulties to create:
  - 6 no. two bed studio
  - 1 no. one bed studio
  - 1 no. three bed studio
  - 8 no. Residential Care rooms
  - 7 no. bed nursing unit.

There will be 31 occupants and up to 30 full time staff working across three shifts.

The car parking utilises the existing unaltered car park to the former hotel via Byron Road. There will be 18 no. vehicle parking spaces two of which will have electric charging (Note the former hotel had 20 no. parking spaces). 10 no. cycle parking spaces are proposed. Space for an ambulance is provided. Motorcycle parking is also provided

2. Committee notes that the drawings do not show the location of the cycle parking and requests that the cycle parking provided is undercover and it is noted that the applicant is proposing to provide 2 electric charging points for electric cycles, Committee requests that the infrastructure is in place to extend the number of electric charging points for electric cycles, Committee requests consideration to include cycle washing, and workbench to enable residents to service their bicycles.

3. The cycle parking provided need to be sufficient to cater for specialist large cycles, such as tricycles, cycles with trailers, etc.
4. Visitor cycle parking should be provided.
5. Committee requests that Evie or similar cycle share facility is provided for residents.
6. Committee request that all parking spaces has the infrastructure to enable all parking spaces to have electric charging.
7. The applicant is to consider making one of the parking spaces as part of a club share scheme such as Evie or similar for use by residents and staff.
8. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

9. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

10. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1751>

**5. 33, Stopford Road, St. Helier, JE2 4LB**

**P/2021/1786**

*Change of use from former School and staff accommodation to create 4 no. 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 does not support this application for the following reasons:-

1. Committee notes that the proposal is to repurpose the existing ex school which included 1 no. flat to create 4 no. new units of accommodation as set out below:
  - 1 no. three bed unit
  - 1 no. two bed unit
  - 2 no. one bed unit

The applicant is also creating 3 no car parking spaces directly off Oxford Road

2. Committee cannot support this application as the proposed 3 no. parking spaces will result in safety issues and impact on the established existing RPZ spaces on Oxford Road and cycle route. The applicant is to review the parking provision and create the parking off Stopford Road to the open area under the applicant's ownership, as Committee notes that this area is earmarked by the applicant as "potential future separate application". This is to ensure that parking will not result in any loss of the existing on-street RPZ spaces or impact on the established cycle route.

If the parking is to stay in Oxford Road then the applicant must demonstrate that the proposed three parking spaces will not result in any loss of existing on street parking and the cycle route by arrange for a Road Safety Audit to be undertaken demonstrating that there is no requirement for the Parish to lose RPZ spaces and the applicant is to appoint a traffic engineer to assess turning circles for the parking spaces.

3. The applicant is to be aware that if Planning Permission is granted that the Parish is not be willing to remove on-street RPZ spaces which could result in the applicants parking spaces not being useable.
4. The car parking spaces provided are to have electric charging facility to all spaces.
5. The users of the car parking spaces will be expected to reverse into the parking space as parking front face will cause a serious risk to pedestrians walking on the footpath. The Committee requests that if the application is approved that there is a condition imposed on the applicant that cars parking in these spaces must reverse into the parking space, if this cannot be conditioned then the Committee has serious safety concerns.
6. The applicant is to provide secure and covered cycle parking for occupiers of the flats complete with electric charging.
7. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Heller set condition which must be undertaken by the applicant/owner prior to the parking space being used.  
The applicant must contact the Parish of St Heller Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
8. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Heller set condition which must be undertaken by the applicant prior to the parking space being used.
9. The kerb and footpath must be lowered by the Parish of St Heller or approved Parish contractor at the expense of the applicant. This is a Parish of St Heller set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.  
The applicant must contact the Parish of St Heller Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.



10. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

11. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

12. That the applicant must comply with the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Infrastructure, Housing and Environment which is available online at:  
<https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx>  
 Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.

13. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1786>

<Committee to note that the application which is recommended for no support due to the impact it will have on existing on street parking & road Safety>

**6. 12, Byron Road, St. Helier, JE2 4LQ**

**P/2021/1789**

*Demolish existing dwelling and garage. Construct 4 no. two bedroom dwellings with 8 no. skylights to East roof planes and 4 no. ground floor garages. Alter vehicular access onto Byron Road. 3D Model available.*

The Roads Committee does not support this application for the following reasons:-

1. Committee notes that the proposal is to demolish and existing dwelling to create 4 no. two bedroom units. Car parking garages are provided under. Cycle parking is provided to the rear of the properties for 1 no. cycle per dwelling
2. Committee cannot support this application as the visibility splays for two of the garages falls short of the minimum visibility requirements, the applicant should consider creating a communal garage on ground floor for all parking off one entrance that complies with visibility splays.
3. The car parking spaces are to have electric charging facility to all spaces.
4. The applicant is to increase the provision of cycle parking to enable more than one occupier of the houses to have a cycle. All cycle parking is to be provided with electric charging.

5. The Committee will expect the footpath for the length of the development to be resurfaced in full and the carriageway to be resurfaced for the whole width and length of the site where services are brought into the site.
6. The applicant is to repair the back of the footpath for the whole length of the applicants two sites liaising with the Parish of St Helier Infrastructure department to agree the extent and details. Committee requests that this requirement is made conditional if the application is approved.
7. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.  
  
The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
8. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
9. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.  
  
The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
10. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete dished kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.
11. The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.  
  
Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
12. That the applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Infrastructure, Housing and Environment which is available online at:

<https://www.gov.uk/travel/roads/pages/roadhousingdevelopment.aspx>

Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.

13. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.uk/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1789>

<Committee to note that the application which is recommended for no support due to no compliant visibility splay>

**7. 25 / 27, Vauxhall Street, St. Helier, JE2 4TJ**

**P/2021/1802**

*Demolish part of existing building forming Northern portion of site, constructing 5 no. residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form 1 no. residential dwelling.*

The Roads Committee does not support this application for the following reasons:-

1. Committee notes that the proposal is to refurbish the listed building that forms the corner of Vauxhall Street and Winchester Street. The proposal is for the demolition of the rear of the building to form 5 No. units of accommodation and a commercial workshop. One car parking is being provided off Winchester Street which utilises an existing entrance/exit. 10 No. cycle spaces are provided in a secure store with electric charging for electric cycles provided.
2. Committee does not support the application due to the illegal encroachment with the garage doors that open outwards across the footpath and partly onto the carriageway in Winchester Street, the applicant is to change this to either inward opening doors or roller shutter ensuring that there is no encroachment across the footpath.
3. The Parish requests that a footpath be provide for the length of the new building in Winchester Street to link the pavements as part of a public realm improvement, this will require the layouts to be altered but it would provide a benefit for residents of the units and neighbouring residents creating a safe walking route.
4. Committee requests that electric charging is provided for the car parking space in the garage.
5. That any windows bordering the Public Road or Footpath shall be of a type whose opening lights do not open beyond the face of the building.
6. The Committee will expect the footpath for the length of the development to be resurfaced in full and the carriageway to be resurfaced for the whole width and length of the site where services are brought into the site.
7. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.



The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

8. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.

9. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.

The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

10. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete dished kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

11. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

12. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1802>

**<Committee to note that the application which is recommended for no support due to no encroachment of the garage doors over the footpath>**

**8. Former Channel 103 Studios, 6 Tunnell Street, St. Helier, JE2 4LU**

**P/2021/1183**

*Change of use from Class C - Office and construct second floor to create 5 no. one-bed and 3 no. two-bed residential units with associated parking and amenity space.*

The Roads Committee does not support this application for the following reasons:-

1. Committee notes that the proposal is for the existing property to be converted to 8 No. new units of accommodation (5 no. 1 bed & 3 no. 2 bed units). 2 No. car parking spaces are being provided and there are 8 No. Vertical cycle stands accommodating 8 no. cycles and 2 no. external stores which the applicant indicates some cycle parking (approx. 4 no), although this is for units 2 & 3.
2. The Committee does not support the application as it is noted that the car parking has been reduced from the previous application, to just 2 spaces for 8 units (the existing site accommodated up to 6 spaces).
3. The applicant has provided 8no. vertical lockers for cycles which will restrict the type of cycle that can be stored veridically, cycle with trailers and tricycle will not be able to be stored in these lockers. The applicant should be providing sufficient cycle parking for occupiers of the flats especially in view that the applicant has reduced the car parking provision.
4. Cycle parking provided is to incorporate electric charging for electric cycles.
5. Visitor cycling spaces are to be provided.
6. Committee requests that the applicant contributes towards improving the cycle route from the site to link to the existing cycle network. The applicant is to work with Infrastructure, Housing and Environment to improve the cycle route.
7. The applicant to consider provision of motorcycle parking with electric charging.
8. If the application is approved, Committee requests that one of the parking spaces be part of a car club service (such as Evie) providing occupiers with free membership of at least 12 months. Both parking spaces are to include electric charging.
9. That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
10. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement. The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
11. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

12. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

13. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1183>

**<Committee to note recommendation is to not support the application which has reduced the parking significantly and also provided unacceptable cycle storage>**

#### **9. Sommerville House, Phillips Street, St. Helier, JE2 4SW**

**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.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is change of use of the Ground floor offices to a retail unit.
2. It is noted that there is a Service Yard to the back off the property off Ingouville Lane (it does not seem to be in the applicant's ownership) but it is not clear if this service area will be used for deliveries to the proposed new retail unit. Applicant to confirm the proposed arrangements to service the retail unit, especially as the drawings seems to indicate a supermarket. The Committee expects a dedicated service bay provided for the retail unit to avoid any illegal parking on the public road.
3. Applicant is to be aware that the access to Providence Street will be closed and restricted and there will be changes to the section of Phillips Street from the junction of Museum Street as part of the public realm to Ann Place apartments which is currently under construction. This needs to be taken into consideration by the applicant on the impact to the retail unit as access will be restricted in Providence Street.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.



## PLANNING REPORT FOR ROADS COMMITTEE REVIEW – 26 January 2022

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<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1856>

### 10. 37, Queen Street, St. Helier, JE2 4WD

P/2021/1873

*Partial change of use from Class A - Retail to Class B - Coffee Shop. Form new alfresco area.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for part change of use of the Ground floor retail to create a coffee shop.
2. The applicant will need to make a formal application to the Parish for the alfresco area on Queen Street which should not form part of the Planning application, the applicant should only be applying for the change of use of the premises. The applicant can find the alfresco application form by following this link: <https://www.sthelier.je/transport-and-streets/al-fresco-dining>
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1873>

### 11. 11, Seafield Avenue, St. Helier, JE2 3LZ

P/2021/1885

*Construct single storey habitable space with associated decking and pergola to South of site. Alter vehicular access onto Seafield Avenue.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes the proposal to changes to the vehicular access.
  2. The Parish has recently resurfaced the Seafield Avenue, however the Parish was aware of this coming up and has spoken to the owner to advise that they will need to resurface a length of the pavement for the full width. If the application is approved the applicant is to contact the Parish of St Helier Infrastructure Department to agree the extent of the reinstatement as the road is under a 3 year embargo restricting excavations to the newly laid pavement and carriageway surface.
  3. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
  4. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.
- The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

5. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1885>



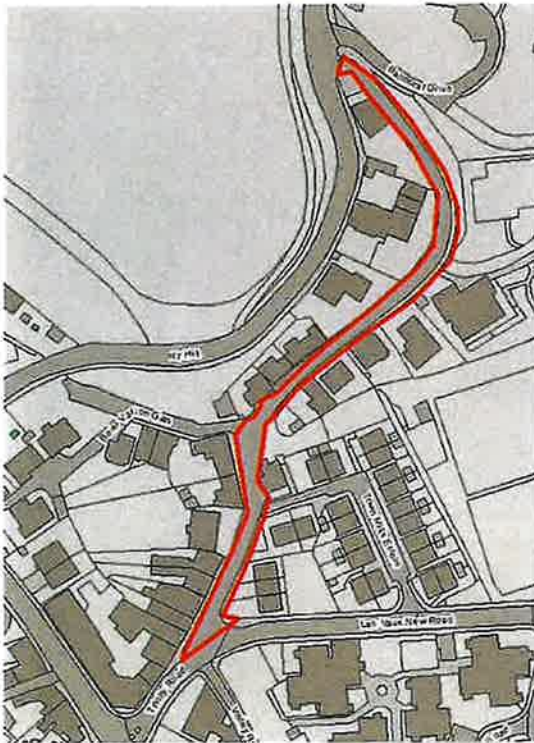




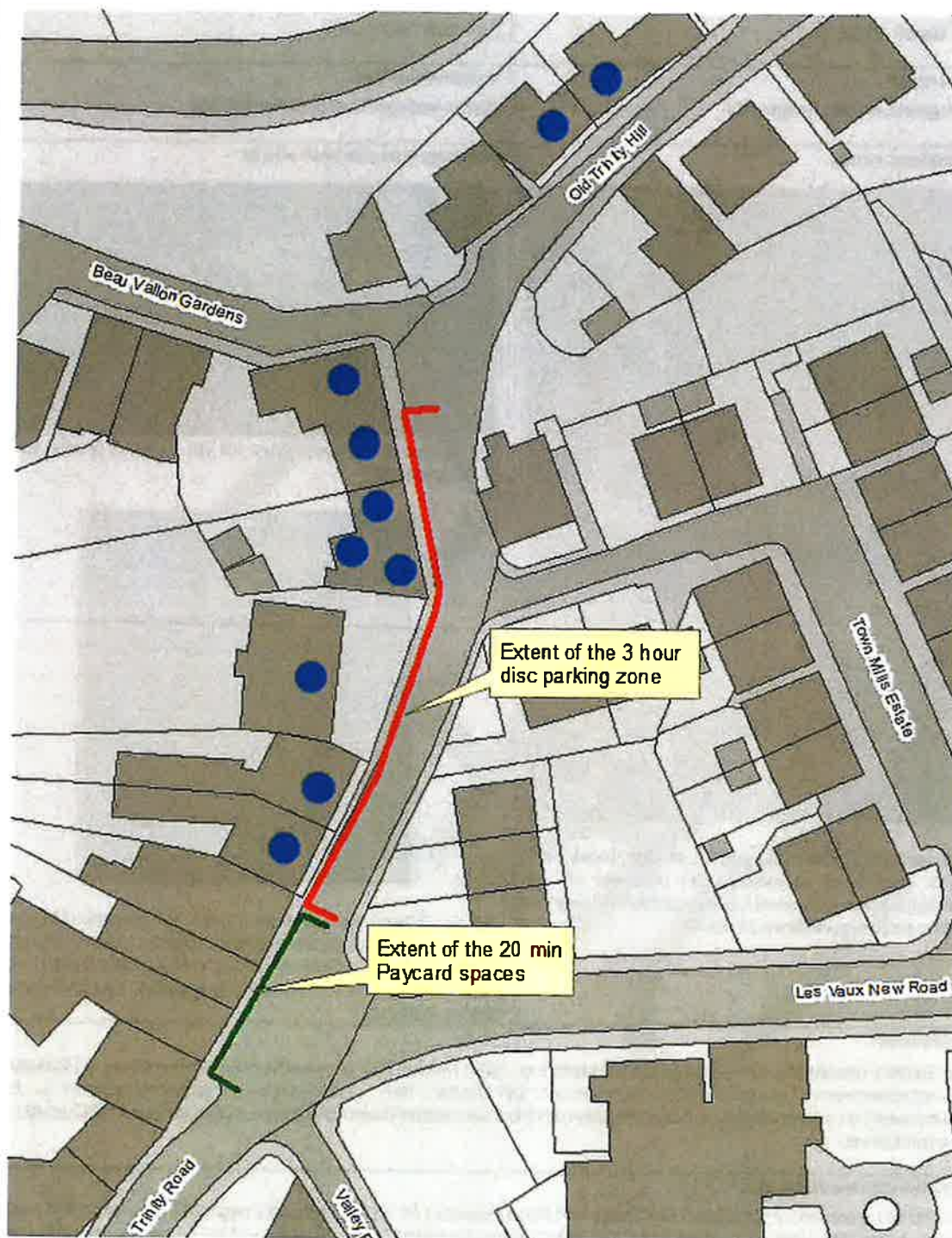
# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## Road Committee Report Old Trinity Road Resident Parking Zone Request

Page 1 of 2

<b>Date of request:</b> 23 March 2022	<b>Road reference &amp; title of report:</b> 169 Old Trinity Hill
<b>Address:</b> Residents of Old Trinity Hill	<b>Requested by:</b> Some residents of Old Trinity Hill
<b>Location map:</b>  <p>Red outline shows the extent of Old Trinity Hill, which has approximately 54 metres of car parking starting 2 yards south of No 55 and up to the south boundary of No 41.</p>	<b>Photograph/street view:</b>  <p>Pic 1: Currently there are 10 no. 3 Hour white zone (disc parking)</p>  <p>Pic 2: There are approx. 4 no. 20 minute Paycard parking spaces operating from 8am to 10pm in front of the 4 no. businesses on Les Veux New Road (Fish and Chips shop, Chinese takeaway, Laundry and Betting shop)</p>
<b>Summary:</b> <p>The Parish received a petition from residents on Old Trinity Hill requesting the Committee to consider the introduction of a small RPZ scheme on Old Trinity Hill. Committee is asked to agree to the department to undertake full consultation and for the department to obtain costs for a an RPZ study to be undertaken.</p>	
<b>Details of the request:</b> <p>The Parish received a petition from some of the residents in Old Trinity Hill requesting a mini RPZ zone as the residents claim to suffer from vehicles being dumped, loss of light in their homes and difficulty parking.</p> <p>The department and Parking control are unaware of any complaints of dumped cars being left on Old Trinity Hill, as these would be able to be removed as the parking spaces are controlled. It should be noted that an RPZ parking zone will not address the issue of loss of light to the residents homes.</p> <p>For ease the plan on the next page identifies the properties who participated in the petition with blue dots.</p>	



**Funding proposal:**

There is currently no funding within this financial year to commission a study however the department can undertake consultation ahead of commissioning study.






# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## Road Committee Report

### Proposed bollard policy

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<b>Date of request:</b> 23 February 2022	<b>Road reference &amp; title of report:</b> 391 Proposed bollard policy
<b>Brief summary:</b> <p>The Roads Committee requested that the department produce a bollard policy for consideration following various requests for bollards to be placed on roads that already have prohibition of waiting lines.</p> <p>The proposed policy is based on the policies that are currently used in various UK Councils and The Chartered Institution of Highways and transportation Manual for Streets 2 and Department for Transport as Infrastructure, Housing and Environment currently do not have a guidance/policy in the use of bollards on their roads.</p> <p>Committee is asked to consider the policy and if deemed acceptable adopt the policy.</p>	
<b>Policy framework:</b> <p>If the policy is adopted this will be applied to all requests as the standard approach that the Parish Roads Committee will take for requests that are made, this will also allow officers to be able to deal with requests within the policy framework at officer level.</p> <p>There maybe times that the exemptions to the policy will be requested, however this should be avoided as this will risk setting a precedent resulting in the policy being void.</p>	
<b>Background:</b> <p>The Parish receives regular requests to install bollards to prevent parking in unsuitable places.</p> <p>In general, the use of bollards should be avoided wherever possible as signs, bins, bollards, utilities boxes, lighting and other items tend to accumulate on a footway and can clutter the streetscape. Clutter is visually intrusive and has adverse implications for many disabled people. Wherever possible we will consider the removal of redundant bollards.</p> <p>Bollards should not be used to address illegal parking if there is already an existing prohibition of waiting line marked on the carriageway, unless it is categorially proven that there are persistent and inherent parking issues. Bollards should be the last resort as this adds to street clutter and results in creating pinch points along the footpath.</p> <p>Robust enforcement is to be undertaken as the preferred method to address illegal parking in the first instance with a record of the number of enforcement notices issued over a fortnight to demonstrate that there is an illegal parking problem on the street.</p> <p>For bollards to be affective to control illegal parking they need to be at close centres which creates a street scape dominated by bollards at the cost of narrowing the public footpath, an example of a streetscape dominated by bollards can be seen in La Colomberie:</p> 	
<b>Another example in Bond Street (below):</b>	



Bollards along a pavement creates some issues when scaffold are placed for building maintenance which results in narrowing of the footpath even more.

It should be noted that bollards are not guaranteed to stop inconsiderate motorists from parking up against the bollard, resulting in the car encroaching out further onto the carriageway creating a risk for other road users, as a recent examples in Old Trinity Hill:



### **Scope of Policy**

Bollards to protect footways and verges should only be introduced where they meet the following criteria and their introduction is considered appropriate within the streetscape:

- a. A complaint must have been received regarding parking on or obstruction of the footway or verges and one or more of the following criteria be met:
  1. There has been a relevant road traffic collision or dangerous incident involving a pedestrian or damage to the frontage of the property in the previous 12 months.
  2. The footway is close to a school and there is evidence of parking on the footway by parents taking or collecting children and causing danger to pedestrians.
  3. The footway has been so seriously damaged that emergency repairs have had to be made to it in the previous 12 months.



## PARISH OF ST HELIER INFRASTRUCTURE

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## Road Committee Report

### Proposed bollard policy

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4. The verge has been so seriously damaged that it has proven difficult to maintain as an environmental asset to the area.
  5. To delineate shared spaces, virtual footpaths.
  6. Where possible, bollards are not to be used in green lanes to avoid cluttering the Green Lane with street furniture.
  7. There has been a security concern raised which has been supported by SoJ Police and St Helier Honorary Police.
- b. Bollards should not be provided where they cause any problem or difficulty to pedestrians, cyclists; in particular those with mobility or visual impairment.
- c. In line with accessibility standards bollards should not be placed in a footway where the remaining width would be less than **1.2 metres**.
- d. The proposal to introduce bollards must be approved by Roads Committee. However, Officers will be given the discretion to determine bollard requests where it is a replacement of defective/damaged bollards and where no more than 3 no. bollards are required that meet the above criteria.

#### Design considerations:

- It may be necessary to reconsider the design concept if there is a need for a large number of bollards.
- Consider opportunities for fixing signs and waymarks to bollards to avoid use of additional posts.
- The use of visibility bands may be required in areas of heavy pedestrian usage.
- If vehicles are required to mount the edge of the footway on rare occasions, design teams should consider local strengthening of the footway rather than introducing bollards.

#### Road Safety Audits:

- Depending on the situation, bollard installation may require Road Safety Audits levels 1, 2 and 3. The Road Safety Audit will be required where there is potential that the installation of the bollards will affect road safety.

#### Positioning:

- Located outside of clear pedestrian zone.
- a minimum clear pavement width of 1.2 metres must always be maintained for access by those with wheelchairs and push-chairs etc
- Spacing to allow for the passage of wheelchairs, push chairs and pedestrians but restrict the passage of vehicles - a maximum spacing of 1.8m centres.
- Allow 300mm clear space from the front edge of the kerb.

#### Materials:

- Stainless steel satin finish (grade 316).
- White Reflective band for increased visibility and safety required

**Design:** Blueton: Ref 256ss recessed bollard (as used by IHE)





**PARISH OF ST HELIER**  
**INFRASTRUCTURE**

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**Road Committee Report**

Proposed bollard policy

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**Installation and Maintenance:**

- Installation to be in accordance with manufacturers specification.
- Maintained in accordance with manufacturer's instructions.

**Dimensions:**

- 1000mm high.
- 300mm root depth.
- 114mm diameter.

**Departures from Policy:**

- Not permitted

**Review date:**

Policy is to be reviewed annually and in consultation with IHE

**Policy implementation date:**

February 2022



<p><b>1. 27, Manor Park Road, St. Helier, JE2 3GH</b> Construct 1 no. one bedroom cottage to North-East of site.</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ol style="list-style-type: none"> <li>1. Committee notes that this application is for the construction of a one-bedroom cottage with two parking spaces which is accessed via a private road.</li> <li>2. Committee request that electric charging is provided for the parking spaces</li> <li>3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.</li> </ol> <p><a href="https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&amp;r=P/2021/1916">https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&amp;r=P/2021/1916</a></p>	<p><b>P/2021/1916</b></p>
<p><b>2. 22 Carpe Diem, Devonshire Place, St. Helier, JE2 3RD</b> Convert existing dwelling into 3 no. one bed units. Replace door with window to East Elevation. Various internal alterations. RETROSPECTIVE: Convert existing extension to no. 1 cottage</p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ol style="list-style-type: none"> <li>1. Committee notes that the proposal is to convert the existing building into 4 no. units of accommodation (3 no. one bed &amp; 1 no. 1 bed cottage). The applicant provides 4 no. cycle parking spaces and 1 no. car parking space for the cottage unit (existing parking space).</li> <li>2. The applicant is to provide electric charging for the cycle parking, it is also requested that the applicant seeks to increase the cycle provision to enable occupiers of the units to have access to a bicycle.</li> <li>3. The existing 1 no. parking spaces is to be fitted with electric charging.</li> <li>4. The applicant is to be aware that Devonshire Lane has only just recently been resurfaced and therefore there is a 3 year embargo on the road from being dug up for services or similar. If the applicant requires services for the property via Devonshire Lane, then the applicant must discuss this in detail with the Parish as there will be a requirement for the applicant to resurface the road and/or pavements which is highly likely going to be for the full length of the road.</li> <li>5. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.</li> </ol> <p><a href="https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&amp;r=P/2021/1930">https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&amp;r=P/2021/1930</a></p>	<p><b>P/2021/1930</b></p>

**3. 15, Havre des Pas, St. Helier, JE2 4UQ****P/2021/1933**

Convert existing 7 no. bed staff accommodation to create 1 No. 3 bed dwelling with 1 No. dormer window and inset balcony to south elevation and 1 No. parking space. Various internal and external alterations.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that proposal is to convert the existing property from a 7 no bedsit property to 1 no. 3 bed unit of accommodation. The property has existing parking to the front of the property which will remain.
2. The applicant is to provide cycle parking with electric charging.
3. The existing car parking space should include the provision of electric car charging point.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
5. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1933>

**4. 40, King Street, St. Helier, JE2 4WE****P/2021/1945**

Change of use of upper floors from Class A (shop) to create 5 No. 2 bed residential units. Replace entrance and windows to existing ground floor retail unit. Various internal alterations.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is a change of use of a retail unit into residential use for the purposes of creating 5 no. 2 bed units of accommodation. There is no car parking provided however there is the provision of 8 no. cycle parking spaces complete with electric charging.
2. The Committee welcomes the provision of 8 no. cycle parking spaces but requests that the cycle parking is increased to at least one cycle space per bedroom.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1945>



**5. 3, Peirson Road, St. Heller, JE2 3PD**

**P/2021/1960**

*Convert existing first and second floor bedsit units to create 2no. 1 bed residential units.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to convert the existing First and Second floor from bedsit units to 2no 1 bed units. There is no cycle or car parking provided.
- Committee requests that the applicant provides cycle parking for occupiers of the units of accommodation complete with cycle charging facility.
2. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1960>

**6. 10 Queensway House, Queen Street, St. Heller, JE2 4WD**

**P/2021/1962**

*Convert existing attic space to create 6.no two bed and 2.no. one bed residential units. Relocate roof access room and stairs. Create bin store, cycle store and install 21.no. bicycle stands to East elevation.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to convert the existing attic space to create 6 no. 2 ded units, provision of undercover storage for 11 no. cycles spaces with electric charging in a dedicated store and a further 10 no cycles spaces externally.
2. The Committee welcomes the provision of the 21 no. cycle parking spaces and associated electric charging for the 10 no. cycles stored in the dedicated store area. Committee requests that electric charging facility is also provided for the outdoor cycles.
3. Committee expresses significant concern about the unsightly bin storage area as the Parish receives complaints about the state of the bin area, which detracts from Hilgrove Street (French lane), which is a popular walking route.

The bin area behind open fencing is creating significant issue for traders/residents in the area as overflowing bins, fly tipping, regularly occurs creating significant foul odours from the bin store area which is attracting vermin resulting in complaints. This detracts from this popular walking route as it is spoiled by this bin area behind fencing which is visible with unpleasant odours from the bins.

The applicant is requested to implement improvements to the design of the bin store to address issues identified above, the bin store should not be open to the public to view the unsightly and messy bin store area. Examples of the issue is shown below on a photograph that was taken on 11.02.22, which is visible from Hilgrove Street which is unsightly, there is extensive unpleasant odours and is a health hazard making easy access for vermin.



4. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

5. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1962>



**7. South West St Helier, Waterfront, La Route de la Liberation, St. Helier, JE2 3WF**

**PP/2021/1969**

*OUTLINE APPLICATION (with all matters reserved). Demolish existing structures. Phased construction of new development comprising up to 1001 residential units with basement car park; retail, commercial, leisure, arts and cultural facilities; public and private open spaces; new pedestrian and vehicular access; other associated landscaping, infrastructure and highways alterations including relocated slipway and works to the sea wall. 3D Model available.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposed application is an in-principal application so that a there is an approved masterplan for this important area of St Helier in place. The comments below are generalised comments as the Committee will make further specific comments as the applicant develops the proposals on the site and submits detailed planning application for the proposed buildings being considered.
2. The Committee supports the significant increase in public realm space proposed and is further informed that the roofs of some of the buildings will become garden spaces/biodiversity area increasing the amount of greens space.
3. The Committee main observation and concern is that a lot of the open space will be in areas under the ownership of the SoJDC which means that policing of these areas will not be possible, therefor there is a high risk of the public open areas being abused as currently seems to be the situation with the current public areas that are under private ownership (SoJDC).

Therefore, SoJDC should be considering ceding to a Highway Authority at no cost (either the Parish or the Government of Jersey) the open public areas to enable these areas to be policed, cleaned and maintained. If the areas are being ceded to a Highway Authority, then there will be a requirement for the specification of the areas to meet the highway authorities' standards.

The applicant presented the proposals at the Parish Roads Committee meeting on 26 January 2022 and advised the Committee that there is a length of footpath on the side of the Horizon site that is not within the parish ownership. SoJDC will be approaching the Parish in the near future to consider ceding this footpath to the Parish, as the applicant recognises that they do not have policing authority to deal with the illegal parking.

4. The Parish notes the improvement to the Parish owned La Rue de L'Etai, The Parish will expect the improvements to be delivered as part of the project and at no cost to ratepayers. The final details will need to be agreed with the Parish and residents/businesses in the area.

5. The applicant will need to liaise with the Parish to discuss the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

6. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=PP/2021/1969>

**8. 5-7, Val Plaisant, St. Helier, JE2 4TA****P/2021/1981**

*Demolish existing 2 storey extension to West elevation. Construct 1 no. 2 bed residential unit with roof terrace to North East of site. Construct terraces and ground floor extensions to existing 3no. residential units. Construct balconies to first and second floor West elevation. Install fence to South and West elevations. Convert existing 26 no. unit lodging house into 10 no. 1-bed apartments to East of site. Install electrical charging points and bike racks with canopy to central courtyard. Various internal alterations.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to convert the 26 no. bed lodging house into 11 no. residential units of accommodations with one of the units being in the courtyard (the mix of units will be 10 no. 1 bed and 1 no. 2 bed units). The applicant also seeks to construct within the remaining courtyard covered cycle parking for 10 no. cycles with electric charging.
2. It is noted that the applicant shows on some drawings cycles stored on the upper floors in store cupboards, this would necessitate the occupier to take their bicycles upstairs which will create a barrier to cycle use as to take a bicycle upstairs will be difficult task for some people; this practice will no doubt result in damaged walls. The Committee requests that all bicycles are kept at ground floor level in the secure storage area. There should be sufficient cycle parking provided for all occupier of the units, therefore the applicant may need to consider stacking system for the cycles.
3. It is welcomed that electric charging is being provided for the cycles, the applicant should also consider a cycle washing facility and an area for occupiers to repair their cycles without the need to take them into the units of accommodation, this will also encourage more cycle use.
4. The Committee understands that there is no scope to add car parking however with the provision of adequate, secure and centralised generous cycle parking will offset the need for car parking.
5. That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
6. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1981>



**9. 21-35, Halkett Place, St. Helier, JE2 4WG**

**P/2021/1990**

*Remove stair and lift access, install 2 no. doors to West elevation. Replace 1 no. door to East elevation. Change of use of first floor and part of second floor from retail/ancillary office, refurbish existing 5 no. one bed apartments and construct third floor area to create, 29 no. 1 bed and 4 no. 2 bed residential units. Construct ancillary structures to provide recycling/bin and bicycle parking to West of site.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for a change of use of the first floor (currently un-used retail space) and part of second floor to refurbish the existing 5 no. 1 bed units and creation of 29 no. 1 bed and 4 no. 2 bed units making a total of 38 no. units of accommodation. The applicant seeks to provide secure cycle storages for 24 no. cycles. There are also 2 no existing car parking spaces (unaltered) which is dedicated for the retail unit on ground Floor.
2. It is noted that the proposed Ground Floor Plan indicates the provision of 24 no. cycles space, however the Design and Access statement mentions the provision of 36 no. cycles parking spaces, this is not reflected on the Ground Floor plan drawing as submitted. The cycle provision needs to be increased to ensure there is at least 1 cycle space per bedroom, but ideally per occupier. The provision of only 24 no. as shown on the submitted drawings is insufficient, the applicant may need to consider stacking system to significantly increase cycle parking provision or increasing the cycles store room (as shown on the Design Statement but not reflected on the drawing).
3. The cycle parking provision is to include electric charging for electric cycles. The Committee requests that the applicant provides cycle washing facility and a space within the cycle hub for a workbench to enable residents to repair and maintain their cycles. Cycle parking for cycles with trailers should also be considered.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
5. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2021/1990>

**10. First Floor, 8 Richmond House, David Place, St. Helier, JE2 4TD**

**P/2022/0073**

*Change of use of existing first floor from Class C - office to create 2no. 1bedroom and 2no. 2 bedrooms residential units. Minor internal alterations to existing garage*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for a change of use of the first floor (currently office space) for the creation of 2 no. 1 bed and 2 no. 2 bed units of accommodation.

The existing tandem car parking garage space is proposed to be replaced with 4 no. storerooms for the new units of accommodation that will incorporate cycle parking in the storerooms (6 no. cycles in total: 1 no. cycle space per 1 bed unit and to 2 no. cycle spaces per 2 bed unit). It is noted that there will be no car parking provided for the proposed new units of accommodations.

It is noted that there are a total of 8 no. existing units of accommodations on the upper floors (4no. on second and 4 no. on third floors).

There are 8 no existing car parking spaces that will remain, but these are for the existing 8 no. units of accommodation on second and third floors, not for the proposed new units of accommodation on first floor.

2. Committee requests that the cycle parking is increased to ensure that all units of accommodation including the existing units of accommodation on the upper floors have access to cycle parking complete with electric charging. There is potential for a dedicated cycle store hub to be considered.
3. Committee appreciates that the 8 no car parking spaces will remain as existing but requests that the applicant provides electric car charging to the car parking spaces for electric cars, especially in view that there will be a loss of the garage that housed the tandem parking spaces to create the store rooms for the new units on first floor.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager. This needs to take into account the existing units of accommodation and the existing commercial unit.
5. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/0073>





# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## MINOR WORKS REPORT

Prepared: Head of Infrastructure

Issue date: 11 February 2022

Version: 02/22

### Minor works carried out in the last month:-

*Note: The minor works team (Small works) and Road Crews also assist the department by undertaking works that relate to the Parish building portfolio which is not identified in this report)*

1. Seafield Av: Project work
2. Halkett St: Reset kerbs
3. La Colomberie: Reset way finder sign after accident
4. Removed reminder of Christmas lights
5. Parks: Changed dog signs
6. Westmount steps: Barriered off section of railings after vandalism
7. Depot: Dug trench for cables (Lights)
8. Minden St: Filled potholes
9. Vallee des Vaux: Filled potholes
10. Roussel St: Filled potholes
11. Mont Pinel: Removed barrier
12. Oxford Rd: Installed new water channel
13. Nelson St: Replaced bollard
14. Depot: Perp work for fibre cable
15. Havre des Pas: Placed out sea defences
16. Project work: Archive works Removed shelves/ dumped boxes of secure shredding
17. Westmount Rd: replaced pole for glass bin
18. Hillgrove St: Repaired bricks
19. Mont Pinel: Filled potholes
20. Tunnel St: Filled potholes







# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## Streets Inspector issues for last month:

- Service meeting with Utilities
- Service meeting with IHE
- A board licenses
- P30 License letters
- Car park enquiries and renewals
- Trafficwrx permits (Daily)
- Site meetings with Utilities regarding permits
- Inspections carried out and work forwarded to roads team
- Road specifications for new sites in St Helier
- Day to day enquiries from the public regarding general issues

## Scaffolding & Trafficwrx updates:

- 1 Number of live scaffolds in St Helier as of this month. 67 No.
- 2 Number of traffic works requests processed in St Helier for this month. 35 No.

## STREETS & ROAD INSPECTORS REPORT

Prepared: Head of Infrastructure

Issue date: 11 February 2022

Version: 02-22

## (422) Roads Inspectors report:

Vingtaine	Title	Name	Surname
Vingtaine du Mont à l'Abbé	Mr	Edward	Lindsey
Vingtaine du Mont à l'Abbé	Mr	Mario	Pirozzolo
Vingtaine de la Ville	Ms	Fiona	Mesney
Vingtaine de la Ville	Mr	Jason	Lagadu
Vingtaine de Haut du Mont au Prêtre	Mr	Eberhard	Stegenwainer
Vingtaine de Haut du Mont au Prêtre	Ms.	Sarah	Richardson
Vingtaine du Mont Cochon	Mr	Bob	Morris
Vingtaine du Mont Cochon	Mrs	Eileen	Morris
Vingtaine de Bas du Mont au Prêtre		vacant	
Vingtaine de Bas du Mont au Prêtre	Mr	Daren	O'Toole
Vingtaine de Rouge Bouillon	Mr	Martyn	Gallery
Vingtaine de Rouge Bouillon	Mr	Michael	Channing





# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## ROADS COMMITTEE: LIVE MATTERS REPORT

Prepared: Head of Infrastructure  
Issue date: 11 February 2022  
Version: 02/22

A. The below table identifies actions that Roads Committee have requested from Parish of St Helier Infrastructure department.


#	Request Date	R/Com ref	Detail/description	Status	Officer	Approx. due date	%
1	16.04.21	N/A	<b>ROUSSEL STREET:</b> JEC contacted the department to provide on street electric charging point in Roussel Street.	Awaiting legislations changes – this is with IHE.	AS	Feb 22	95
2	27.01.21	4/21 127/20	<b>SOUTH HILL PARKING NEAR TA:</b> South Hill parking – request for additional parking.	No further progress	AS	TBC	20
3	11.11.20	109/20, 26/20, 03/20	<b>LA CROIX DE LA REINE, CHARING CROSS, ST HELIER:</b> Department was chased on progress with the water feature fountain at Charing Cross. <b>VALLEE DES VAUX GARDENS:</b> Renaming the gardens.	NO FURTHER WORK.	SA	TBC	75
4	11.11.20	100/20, 94/20, 91/20	<b>PARKING POLICY:</b> Committee to agree to a parking policy for St Helier	No further progress, this can be looked at with the proposals for Vallée des Vaux	TBC	TBC	0
5	11.11.20	86/20, 84/20	<b>ST JOHNS ROAD:</b> This is an IHE Road, however BLF and Inna Gardener are involved with the Project Group looking at safety in St Johns road to investigate options to make the crossing.	On hold – as this is subject to Planning Parking Policy being available. Railing design is approved in December Roads Committee meeting. It is with IHE for implementing. PoSH to make minor changes to bollards/signs and street light position.	SA	TBC	0
6	14.10.20	44/20, 265/19, 172/19, 202/18	<b>CRAIG STREET:</b> RCom agreed to widening of the pavement for the prop Topsy Town House dev. subject to planning approval.	On hold waiting on developer to make contact with the department.	AS	TBC	0
7	12.08.20	48/20	<b>LE MASURIER DEVELOPMENT, BATH STREET AND RUE DE FUNCHAL:</b> Proposals for the public realm finishes include a turning point at the exit point of the Nelson Street Car Park.	Infrastructure to chase on the Road Safety Audits.	AS	TBC	0
8	20.05.20	29/20	<b>ANN COURT PUBLIC REALM IMPROVEMENTS:</b> Providence Street (Parish ownership) and the new public square. Access to Providence Street, will be closed.	The works on the external works are going to be commencing in the next few weeks. Providence Street will be closed from about March/April – TBC.	AS	N/A	0
9	20.05.20	28/20	<b>PHASE 2: SPEED LIMIT REVIEW:</b> Committee agreed to implementing full speed limit changes to all 59 no. Roads at Sept. RCom meeting.	Waiting on Minister, as response to Minister's letter response emailed on 17.12.21.	SA	TBC	60
10	12.02.20	29/20, 36/19					



# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

**ROADS COMMITTEE: LIVE MATTERS REPORT**  
Prepared: Head of Infrastructure  
Issue date: 11 February 2022  
Version: 02/22

#	Request Date	R/Com ref	Detail/description	Status	Officer	Approx. due date	%
11	06.09.21	N/A	<b>LA RUEILLE RAUVET:</b> Investigate closing this road to motor vehicles access. Proposal to come to Roads Committee.	Proposal to make this road as no access to motor vehicles is to go to Committee in the Future, as the road is currently very narrow and not sufficient for pedestrians and cars. Priority to be given to pedestrians. Scheme to go to Committee for consideration.	AS	TBC	0
12	15.09.21	N/A	<b>UNION STREET:</b> SC requested the relocation of the Road Name sign Infront of the WW1 memorial	Investigate with JHE alternative location of Union Street road sign.	AS	TBC	0
13	July 21	TBC	<b>ON STREET ELECTRIC CHARGING - CLEARVIEW STREET, CLEVELAND STREET &amp; RICHMOND ROAD:</b>	 Consultation will go out with the next newsletter as well as a reminder about the Neighbourhood improvement areas.	AS	TBC	80
14	Sept 21	TBC	<b>LA POUQULEAVE:</b> Deputy Inna Gardenier has requested that pavement widening from the Almora Cemetery to D'Auvergne School be investigated.	Deputy Inna Gardenier has requested that the department looks at pavement widening from the Almora Cemetery to D'Auvergne School as the existing footpath are very narrow.	AS	Apr 22	0
15	Nov 21	TBC	<b>OLD TRINITY HILL:</b> Small RPZ zone	There is no funding for this work, AS will include this as a future project for 2022/23 cost estimates.	SA	2022/23	0
16	2018	TBC	<b>HAVRE DES PAS - RPZ:</b> Request for RPZ Zone in Hdep area	This matter is going o RCom in	SA	2022/23	0
17	Oct 2021	TBC	<b>Clem SITE TEMPORARY ZEBRA AND RELOCATION OF MOTORCYCLES</b> Following RCom approval to allow the relocation of the motorcycle spaces and creation of a temporary	In 2018 we looked at costs to undertake a feasibility study for an RPZ Zone in the area following residents contacting SC on this issue a figure of circa £ 40K for a feasibility study was presented. This will be reconsidered in 2022/23.	AS	Jan 22	80





# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## ROADS COMMITTEE: LIVE MATTERS REPORT

Prepared: Head of Infrastructure  
Issue date: 11 February 2022  
Version: 02/22

#	Request Date	R/Com ref	Detail/description	Status	Officer	Approx. due date	%
18	Oct 2021	TBC	Zebra Crossing whilst the work on the new Clem house is undertaken <b>RANDALL SITE - TEMP CROSSINGS</b>				
19	26.01.22	TBC	Following RCom decisions to approve Zebra Crossing Dandara have provided RSA. <b>La Grande Route du Mont a L'Abbe</b> Issues regarding speeding and cyclists using the virtual footpath	Article 68 draft to be drafted and sent to IHE for their comments before this is moved ahead. Awaiting approval at which time works can proceed. Signage to be implemented.	AS	Jan 22	60
20	2021	TBC	<b>South Hill offices</b> Address Roads Committee requirements following the planning application submitted by SoJDC	On-going conversations with SoJDC regarding public realm improvements, land valuations and legal issues	AS	Mar 22	50
21	17.01.22	TBC	<b>Grosvenor Street</b> Email form the Constable on 17.01.22 reference unloading bay	Request for unloading bays on Grosvenor Street.	SA	Mar 22	25
22	02.11.21	TBC	<b>Roads Law Review Group</b> Officer attending regular meeting with IHE and other island parishes reps.	Regular meeting with POSH officer and other island parishes to discuss proposed law changes to roads laws	SA/AS	May 22	0
23	Oct 21	Oct 21	<b>Halkett Place</b> Proposed unloading bay	Following R.Com decision to change the electric charge to an unloading bay - department awaiting for IHE Law Officers approval	AS	TBC	N/A
24	10.01.22	TBC	<b>Grands Vaux - Corner</b> Constable requested department to look at options to address issue raised by member of the public (10.01.22)	Following email form Constable on 10.01.22 in which a member of the public reported: "yet another cyclist involved in an accident outside my property on the corner near Grands Vaux School. The cyclist collided with the newspaper delivery man as they flew at high speed around the blind corner, and the delivery man was in the road. Both were ok, though the cyclist had to be taken to be checked out as damaged her arm."	SA/AS	Mar 22	0
25	21.12.21	TBC	<b>Vallée des Vaux</b> Flooding complaints in the Vallée	Letter has been sent to Rose Cottage owner and email to the Soigneur representative to go out shortly. Alternative costing for the gullies being explored.	SA	Jan 22	50
26	14.12.21	TBC	<b>Rue de L'Etau</b> Request for bollards	Committee member JB requested bollards outside coopers, however this would be considered subject to bollard policy	SA/AS	Mar 22	0

