



PARISH OF ST HELIER



Minutes of the Parish Assembly	
Wednesday 26 May 2021 at 7.00 p.m.	
Assembly Room, Town Hall	
22/21	Welcome and Apologies –
	<p>Apologies: Procureur Peter Pearce, Deputy Judy, Deputy Scott Wickenden, Stewart Mourant and Malcolm L’Amy</p> <p>Deputies in Attendance: Deputy Stephen Ahier, Inna Gardiner and Rob Ward Deputy Mary Le Hegarat could not attend in person but gave her apologies and took part electronically by Zoom</p> <p>Procureurs in attendance: Geraint Jennings</p>
23/21	Item 1: To approve the Minutes of the Parish Assembly held on 14 April 2021;
	<p>The Constable requested the minutes reflect thanks to Bob Le Brocq and Julian Rogers for their service to the Roads Committee. Proposer: Edward Trevor Seconder: Deputy Stephen Ahier The minutes were adopted</p>
24/21	Item 2: To approve a recommendation of the Connétable and Procureurs du Bien Public to allow the Parish to negotiate with Andium Homes the sale of St Helier House and Westmount Day Nursery sites for a sum of no less than £2,900,000.
	<p>The proceeds of sale will allow the Parish to acquire homes in the new development for the Parish to use as sheltered housing and to provide a new building for Westmount Day Nursery P01.2021*; Proposer: Procureur Geraint Jennings, Seconder: Deputy Stephen Ahier</p> <p>Jason Turner, CEO, provided an introduction, explaining when the matter came before a previous Assembly on the 7 August 2019, those in attendance made a decision to sell to a private developer, imposing a betterment clause. The developer decided due to the requirements of the Parish Assembly not to proceed with the sale. It was clear that the Assembly favoured affordable/sheltered housing on the site and so the Parish have been in discussions with Andium who own the adjoining site, and are bringing forward a projet this evening to develop the site on the condition it delivers both a new nursery and sheltered housing. The development of a scheme is a significant piece of work and therefore the Assembly is asked to approve work to commence with Andium; and not to approve the sale of the site, this will come before a Parish Assembly in the future. Silvio Alves, Head of Infrastructure, outlined the details of the projet.</p> <p>Deputy Inna Gardiner asked if the flats would be for St Helier residents, the answer to this is not available at this stage.</p> <p>Mrs Higham stated sheltered accommodation was required in St Helier and this is a good site for elderly people; she was pleased the Parish had listened to the Assembly.</p> <p>Deputy Ward asked the time scale for bringing the matter back to a Parish Assembly, he agreed in principle but felt there is not a lot of detail provided. The Parish wish to move forward with Andium but cannot confirm dates at this time.</p> <p>A parishioner asked if the nursery would stay where it is, or would it be located to another site. It was explained that it would move from its present location, but would still be positioned somewhere else on the site, this would allow it to operate right up until the day it could move into the new premises.</p> <p>Jean McLaughlin asked if the Parish would provide another residential home for the population of St Helier. The Constable explained that several years ago the Parish had considered a home in Westmount Quarry. It was clear the cost would be large and that care provision was changing. He explained Ratepayers have approved</p>

the redevelopment at St Ewold's, which is ongoing, and by building sheltered accommodation the Parish is still providing housing for those over 55 years of age.

Kevin Proctor said it would be good to locate the nursery somewhere else on site, rather than on the road. He asked if 2.9 million included the cost of building the nursery and how many homes, the Parish is expecting on the site. Silvio Alves advised Andium would be linking the site to their site next-door; the nursery would be within this footprint area. Currently there is no indication of the number of apartments on the site.

Mr Truscott asked if the height of the buildings would be similar to St Helier House. Alex Curtis asked about architecture and quality design. James Corbett stated the site would require a planning application and how far had this progressed. The Assembly was advised that permission will be required, plans are not yet available, but the Assembly will have an opportunity to comment on the details at a future Assembly.

Val Payne asked who would own the nursery will it be the Parish or Andium. The Constable explained this was part of the negotiations, he would prefer the Parish to own the properties.

A parishioner asked if the £2.9 million would be funding other properties on the site. The Assembly was advised that the Parish would negotiate at least £2.9 million of property, which was the value previously offered for the site.

Steve Beddoe asked what would happen, if the Parish Assembly did not agree to the plans brought forward. He was advised the Parish would need to review the proposals and preferably bring back revised or alternative proposals.

Mr Truscott asked if the Parish Deputies would be involved in the negotiations. The Assembly was advised that Deputies are not in normal circumstances involved in negotiations, but that there are kept informed and updated. The two Procurers are the elected members who act on behalf of the Assembly in such negotiations.

Senator Sam Mezec stated that he had not been in favour of the first proposal and had advised the Assembly to vote against it. He explained the current proposal is far superior, as it ensures public ownership of the site and provides affordable sheltered housing and a nursery. He congratulated the Parish in bringing forward an acceptable and well thought out project.

A secret ballot took place and the result was as follows:

34 in favour of the proposition, 1 against and 2 spoilt papers

25/21 Item 3: To elect a Constable's Officer for the Vingtaine du Mont Cochon

PAULO FERNANDO GONCALVES CORREIA

Proposed: Jason Turner

Seconded: Isaura De Castro

There being no further nominations Paulo CORREIA was elected as Constable's Officer for the **Vingtaine du Mont Cochon** The Constable thanked Paulo for allowing his name to go forward for the Honorary Police, as Constables Officer. The Constable formally warned him to appear before the Royal Court at 10am on Friday 28 May to take his Oath of Office.

26/21 Item 4: To recommend to the Licensing Assembly the following applications for licences for the year 2021 in virtue of the Licensing (Jersey) Law 1974:

Name	Category	Business Address
Samantha Bourgeois-Clark	6th	Plush Jersey Sunhaven 6 Millais Park Le Mont Millais
This item was withdrawn		
James Grogan	6th	The Secret Bartender 3 Seaforth Apartments Havre Des Pas

Proposer: James Grogan, **Secunder:** Traci O'Dea

Advocate Victoria Grogan spoke on behalf of the applicant who is seeking a 6th category licence. The applicant aims to provide pre-made cocktails to fill a gap in the market. He has passion for creating cocktails and considerable previous bar experience, Mr Grogan is a full-time teacher, therefore the business will only operate on a Friday and Saturday evening. Advertising will be via social media, Facebook etc. Cocktails will be made to order, with the business operating from the applicant's home, which has been inspected by Environmental Health. Cocktails will be made using local products and will be placed in sealed glass bottles, the bottles can be returned to the applicant for recycling and a discount will be provided on the next order. Customers will be asked to confirm their age and if on delivery they look under the age of 25, they will be asked for proof of age. The applicant will deliver the cocktails himself, initially he will only deliver to premises in St Helier and St Saviour, and only large orders from other Parishes will be accepted. It is hoped in time the applicant will be able to collaborate with catering companies, small cafés, bars and restaurants who already hold an alcohol licence.

Mrs Higham stated she lived next door to the premises. Her property was built in 1784, her house is not sound proofed or double-glazed and the road on which the property is located is very congested and dangerous. Mrs Higham believes this is the wrong area for the business and that the premises is not suitable.

It was explained that as the applicant currently resides at the premises and that customers would not be allowed to collect. The applicant will deliver the cocktails to customers and therefore there it will not increase in traffic around the property.

Mrs Higham complained about the noise of people going up and down the stairs outside her property and stated this would increase; she added she could never get parked in and around the area. Advocate Grogan reiterated that there would be no reason for others to park, as it is a delivery service only and therefore there was no reason for customers to be going up and down stairs.

The Constable explained to Mrs and Mr Higham that their comments would be noted in the minutes and that if they were not satisfied they could attend the licensing bench to put forward their views.

Ted Vibert asked how many deliveries would take place each day, as even though the operation was only on a Friday and Saturday there will be an increase in traffic for the people living next door. For instance if the applicant does ten deliveries a day, that is ten car journeys. Advocate Grogan confirmed that where possible all deliveries would be undertaken at the same time.

Procureur Geraint Jennings explained his concerns in relation to 6th category licences, in that applicants make presentations to the Assembly stating there will be no impact on residents in the surrounding area, then their business grows and what they said at the Assembly is no longer relevant. He asked, if the business expanded would the applicant come back to the Parish Assembly. He also asked if there were sufficient loading and unloading facilities in the area, as it was not clear what the process would be when loading and unloading and the disruption it would cause.

The applicant confirmed there is parking in the area and that if the business expanded he would come back to the Parish Assembly. He explained that when loading and unloading there would be no disruption, as it was a hobby he was looking to turn into a business and there would not be a lot of demand. Loading and unloading would only consist of him carrying bottles approximately 20 meters across the road.

Mrs Higham stated there was no parking in the area so they had to pay for private parking. Advocate Grogan replied there were spaces by the nearby café and confirmed that in no circumstances would the applicant park on the disabled bay. If necessary he would carry the cocktails in cardboard containers to Green Street Car Park

On being put to a vote the application was approved 16 votes for and 6 against

La Collette Cold Store Ltd Anne Hague (Sec)	6th	La Collette Cold Store La Rue Matthew Vampy
This item was withdrawn		
Mega tournament Co Ltd June His lop (Sec)	1st & 3rd	Planet Pool & Snooker 5 Wharf Street
Proposer: Paul Bolton, Seconder: Raven Baucus		
Paul Bolton explained that he has been the owner of Planet Pool for 13 years. His application is a straightforward change of company name for 1st and 3rd category licences. The licence is currently in the name		

Langley Automatics established in 1996. Mr Bolton confirmed he is no longer involved with Langley Automatics.		
The assembly had no questions, on being put to a vote the application was approved unanimously		
Wongduean Ngoenkham	6th	Rosemoon Shop Unit 2 Eagle House Don Road
This item was withdrawn		
<u>Provisional Application</u> Africa House Limited Ruth Wainwright (Sec)	1st & 3rd	Bath Street Development (Randalls) Bath Street
<p>Proposer: Andrew Michalski, Seconder Florin Aranda</p> <p>Nigel Godfrey, Operations Manager, presented the application on behalf of a Randall subsidiary Company, Africa House who wishes to apply for a 1st and 3rd category provisional licence for a new build restaurant & bar which is within the Bath Street development, that includes a 122 roomed Premier Inn and 149 residential units. The proposed development completion date is August 2022.</p> <p>The rejuvenated area will, bring much needed housing and facilities to a tired area of town. The restaurant and bar will include an open plan kitchen with state of the art extraction and ventilation. The overall occupancy requested is 170 persons, 101 seated customers and 69 employees and standing customers. It is anticipated that staffing will be 10 full time and 4 part time employees. The bar & restaurant is being built on the footprint of two previously run Randalls premises, the Millennium Bar and Bath Street Wine Bar, both of these premises held a 1st category Tavernier's Licence. The restaurant area will be open all day serving breakfast, morning coffee, lunch, afternoon tea and dinner. The bar would open inline with 1st category licence stipulations, from 11am – 11pm daily.</p> <p>The assembly had no questions, on being put to a vote the application was approved unanimously</p>		
<u>Provisional Application</u> Alaro Limited Nina Garcia (Sec)	1st & 3rd	Twenty One 11 Caledonia Place
This item was withdrawn		
<u>Provisional Application</u> BSC Hospitality Limited. Nicola J Santos-Costa (Sec)	1st, 3rd & 6th	Bar Centrale 43 Halkett Place
<p>Proposer: Paul Macdonald, Seconder Kered Camfield</p> <p>Advocate Nuno Santos Costa explained that he was making a personal application, as he is a shareholder in the company. His son, who is currently a general manger in a London restaurant, will be returning to run the business. It has long been his ambition to open a hospitality business in the Island.</p> <p>The premises 43 Halkett Place has recently been operated by Jersey Pottery who have given up the lease. The shop will change to a classy high-end bar, a similar concept to Vinifera but not the same, as it will be a place to go for a nice pre-dinner, after-dinner drink, or for those wanting a glass of wine whilst shopping. It is not a bar, as everyone will be seated and receive waiter service. The premises is small catering for 28 persons. Food will be prepared off site as there is no kitchen on the premises. The offerings will consist or chesses, cold meets etc. and will include wine cocktails and craft beer. The name of the premises has changed to the Watchmaker, the reason being 100 years ago the premise operated as a watchmakers.</p> <p>Deputy Stephen Ahier asked why the application was for three categories of licence. Advocate Costa explained there was an anomaly in the law, that if you have 25 patrons or less, as a restaurant you only require one toilet, whereas if you trade as a bar or tavern you require two. He explained he thought the premises would be granted one category or the other, the operating hours would be in accordance with a Taverner's licence being 11pm as it will not be a late night establishment</p> <p>Procureur Geraint Jennings ask about the 6th category application and the food provision. Advocate Costa explained there would be no hot food, it would be prepared off site each day and delivered and stored in refrigerators. The reason for a 6th category was, that after having sampled the wine customers may request to purchase a bottle, we are not looking at heavy retail or operating as an off licence.</p>		

<p>Procureur Geraint Jennings reiterated the problem with 6th category licences are applicants explain to the Assembly they are opening small-scale operations, but gradually they grow and create difficulties for those residing in the area. He asked if the applicant would give an undertaking that if this were to happen, he would bring an application back to the Parish Assembly. Advocate Costa said he could give 100% agreement.</p> <p>Kevin Proctor commented on the Parish refuse and recycling collection, he asked if there was access to this. Advocate Costa said that planning had looked carefully at this and were satisfied. He was conscious of the recycling operation in the area and it was not an issue.</p> <p>On being put to a vote the application was approved unanimously</p>		
<p><u>Provisional Application</u> Craft Limited Marcus Calvani (Sec)</p>	<p>1st & 6th</p>	<p>Craft (Central Market) 73, 74 & 80 Central Market Halkett Place</p>
<p>Proposer: Joshua Band, Seconder Benjamin Bliss</p> <p>Marcus Calvani spoke on behalf of the application, explaining that he and his business partner Josh Band are applying for 1st and 6th category licences. They are very proud to be selected for premises in the Central Market, being Darius Pearce Jewellers; unfortunately, they have not been allowed access to the premises and so are slightly behind schedule with the project. Over the past six years, Marcus and Josh have operated a restaurant and small brewery called JB's in Wharf Street. 'Craft' in the market will provide them with an opportunity to sell and show case the beer and various products which they bring into the Island. The applicant explained there was a growing demand for the serving of beer, wines and ciders to complement their food offering. The applicant requested that the licence be extended to cover the outside area, which is detailed on the plan.</p> <p>The premises will have what is known in the world of craft beers as a growler, this is a station to where you return your bottles, and they are washed, filled with carbon dioxide to cleanse, and then refilled with beer. There will be a coffee machine, cocktails, craft beers and snacks for sale; as in the previous application, there is no kitchen on the premises. The applicant is excited to become part of the central market and to be able to enhance its offering by attracting new cliental.</p> <p>Procureur Geraint Jennings asked if there is seating, or do customers stand. The applicant explained there is seating at a small outside area which still allows room for the public to pass, that is why he wants the licence to cover this area.</p> <p>Alex Curtis congratulated the applicant and said he felt it would be a good addition to the Central Market.</p> <p>Mrs Higham asked if a 6th category licence would enable alcohol to be taken away, as there had previously been a problem with people being intoxicated in the Market. The applicant explained that type of products he sold would not appeal to the people Mrs Higham was referring to. He expected that unless the customer was using the seating provided at the premises, they would purchase and take home the alcohol.</p> <p>No questions were asked and on being put to a vote the application was approved unanimously</p>		
<p>The Constable reminded all those that had spoken in respect of the Licensing applications that they were entitled to address the Licensing Assembly, which would sit at 10:00am Thursday 17 June to hear the applications</p>		
<p>The date of the next scheduled Parish Assembly is Wednesday 9 June 2021</p>		