



**Minutes**

**Minutes of the Belmont Road Neighbourhood Improvement Area meeting held on Friday 27 October 2023**

**1 Welcome and apologies**

Chair: Constable Simon Crowcroft (SC)

Present: Andrew Sugden, Parish of St Helier CEO

Apologies: Rose Gallagher, Rob Ward, Marcin Zapala, Leanne Duffy and Plinio, Grahame Mahrer and Carol, Renata Banytka, Jacqui Radcliffe, Mary Medcalf, Yvonne Hammett-McDermott and Lyndsay Feltham

*[Minutes by Elise Wetherall.]*

**2 Approval of minutes of the meeting held on 23 June 2023.**

The Minutes were hereby approved.

**3 Matters arising**

- It was confirmed that the 20mph signs have gone up. It was further confirmed that community enforcement will begin on 1 November.
- An update on ANPR was that for average speed cameras a 3-mile stretch of road was required. However, SC is still hopeful that it can be used for other things, but it will require DVS allowing access to their data bases to be able to assign number plates to individuals for the purpose of issuing fines. It was confirmed that mobile speeding cameras are being introduced. SC expressed that these should be set to a reasonable limit to catch those who are speeding dangerously rather than to fine people who are still driving within a safe speed. He confirmed that there is an agreement across all organisations that speeding needs to be tackled.
- The presentation from Societe Jersiaise on the history of Belmont Road will be turned into a leaflet for people to keep. This is in the process of being made.
- SC confirmed that concerns over the maintenance of the Town Park have been passed on. He also confirmed that the Friends of the Town Park group have called a meeting although there are only a few members.
- SC confirmed that there is the possibility for residents to rent spaces in the market car park, but a conversation needs to be had with the market traders. A space in the car park is currently £2.5k per year. It was resolved that government should be the ones to accommodate the market traders with the suggestion of the carpark by the JT building.
- SC has been championing for a proper parking/ walking/ cycling strategy which is now being worked on. It is important to look at the bigger picture and see how changes on one road can have an effect on another.
- It was further confirmed that making Belmont Road one way to allow for residents parking along one side is a possibility. It was also suggested that making the spaces outside the Chinese residents/ unloading spaces and have priority vehicle signage for traffic coming one way could be a better option and SC believes that he would be able to get support to trial this solution.

**4 Update from Andium Homes on developments – Peter Le Gresley**

Peter began with the **Cyril Le Marquand Court development (formerly Ann Court).**

- This development is the closest to completion and that the final block is due to be handed over on 13 November.
- The residential layer of the underground car park will be ready on the same date with the hope that the public layer of the car park will be ready for use by the end of December although he is hopeful for an earlier completion date.
- He did however confirm that the car park being available for public use is dependent on when the government infrastructure department is ready as they will be responsible for the management of the car park.
- It was confirmed there will be 137 public spaces available.
- The public square should be ready mid-December and that Andium are in discussions with the Parish about how this space can be used.
- The small development happening by the square is a private development and not associated with Andium.
- Ingouville House will have a small coop on the ground floor.
- There are two vacant units in Cyril Le Marquand Court and a hot yoga studio and nail salon confirmed. Andium is in discussions for something exciting for the smallest unit.

Peter followed on by discussing the **Mayfair development**.

- The ground works have been completed meaning the development will come out of the ground fast.
- There will be 201 units with an expected completion date of August 2025.
- There is a smaller allowance for parking due to underground services. To combat this parking permits are being issued for residents within the development to be able to park in the surrounding Andium properties. This means that there is unlikely to be any surplus parking in the area to allocate to Belmont Road residents. However, Peter did suggest that Edinburgh House may have surplus. It is also believed that the public car park within Cyril Le Marquand Court will be free to park in overnight/ on Sundays, but this will be down to Government Department for Infrastructure and Environment.

Finally, Peter gave an update on the **Ann Street Brewery**.

- It was confirmed Andium have received planning permission for 249 units.
- Planning permission has also been given to use obscure glazing on the brewery.
- Demolition of the old Andium homes will begin mid-December.
- The development will involve significant groundwork with work going on for at least a year before it begins to come out of the ground.
- Expected completion date of 2027.

Other points discussed with residents:

- The new public car park was welcomed by all as it was agreed that Minden Place car park is under too much pressure.
- Concerns were raised that no cars can access Cyril Le Marquand Court to pick up/ drop off elderly residents and that there were no provisions for disable drop off points. It was confirmed that the car park is accessible from the road however no cars can access the front of the development. It was requested that a government representative from Infrastructure and Environment be invited to the next meeting to explain how access and traffic will be managed around the new development.
- It was confirmed that the new car park will have charging places for mobility scooters.
- Residents raised concerns with the increase in lorry traffic and claimed that they were noisy and often caused dirt to fly through people's open windows. It was suggested that the lorries be made to use the ring road. Andium confirmed that they will raise this issue with their contractors Dandara to see what their Traffic Management Plan is and will report back.

	<ul style="list-style-type: none"> <li>• Simon Crowcroft stated that Andium had called for an extension of the Town Park which was almost unanimously voted against in the States in favour of knocking down Springfield Primary School and replacing it with a new 3 story primary school. SC encouraged anyone who wanted an extension of the Town Park to get in touch with him.</li> <li>• Residents were interested in the Northern Quarter development on the old play.com site. Andium confirmed that there will be around 200 flats with an underground car park. Andium confirmed they will provide an update on this development at the next meeting.</li> <li>• SC expressed his contempt that planning has allowed for so many developments to be built within such proximity of each other.</li> </ul>	
<b>5 Discussion on potential improvements to the NIA</b>		
	<ul style="list-style-type: none"> <li>• A pedestrian crossing at the bottom of Belmont Road was requested as this is a dangerous crossing point.</li> <li>• Bike racks were requested. It was also raised that the bike parking in Minden Place car park is prone to vandalism. They could be added to the former euro bin site.</li> <li>• Electric charging points were suggested. SC confirmed that the Roads Committee were not keen on these as they believe they are not worth the loss of valuable parking spaces. SC suggested they could be a possibility in the market trader's car park and people could book charging slots.</li> <li>• Heritage lights were suggested.</li> <li>• Museum Street needs anti-speeding measures. It was suggested that speed bumps cause more issues than they are worth as they increase noise and vibrations for residents. Other measures need to be considered as alternatives.</li> <li>• Trees were requested if possible as planting is dependent on underground services.</li> <li>• SC confirmed that he will bring the Poonah Road draft proposals to the next meeting so residents can see what has been suggested for the other NIA scheme. It is also important that improvements are cohesive across the different NIA schemes. SC confirmed that the Parish will do a letter drop for the next meeting to include Museum Street.</li> </ul>	
<b>6 Eurobins update</b>		
	<ul style="list-style-type: none"> <li>• It was confirmed that cans/ poo bags/ bottles are being dumped in the flower beds that have replaced the euro bins. SC confirmed he will pass this over to the Municipal Services team.</li> <li>• It was raised that it can be challenging to walk along the Musuem Street pavement as it is often covered in rubbish.</li> <li>• SC confirmed that the Parish refuse team had personally visited all the businesses in the area to see how they dispose of their rubbish. Most of them admitted to having used the Belmont Road euro bins. The Parish refuse team have been working with the businesses to help assist with their refuse disposal.</li> <li>• It was confirmed that there is still an issue with fly-tipping on Museum Street and that most of it happens in the dark when people feel they won't be caught.</li> <li>• SC confirmed that there is a new campaign surrounding cigarette butts and that he hopes that by stopping people dumping these they will stop dumping other small pieces of litter as well. It was also raised that chewing gum is a huge issue.</li> <li>• SC confirmed that if there are residents of Belmont Road who physically cannot take their rubbish to Museum Street then to get in touch and the parish can assist with alternative arrangements and assistance.</li> </ul>	
<b>7 Problems arising from street drinking</b>		
	<ul style="list-style-type: none"> <li>• The police were unfortunately unable to attend this evening's meeting as they had been re-deployed. It was suggested that the police are very busy due to half-term and Halloween.</li> </ul>	

	<ul style="list-style-type: none"> <li>• SC believes that the increase in people within the area could have a positive impact on anti-social behaviour as there are more people/ families in the area going about their daily lives.</li> <li>• Similar issues on Great Union Road completely disappeared when the corner shop closed.</li> <li>• SC confirmed that he has written to the Bailiff about the 6<sup>th</sup> category licenses and has received no reply. He wishes to review the accounts of the shops to prove that alcohol is not ancillary to their main business as is set out in their license.</li> <li>• It was confirmed that the miniature bottles sold by the store are an issue and people often find them on their doorsteps/ windowsills.</li> <li>• It was resolved that the issues had been slightly better this year although urinating and littering are still bad.</li> </ul>	
<b>8</b>	Any other business	
	<ul style="list-style-type: none"> <li>• It was asked whether there is potential for the Parish rates to go down with the influx of housing being built. SC confirmed that with the development of hotels there are less rates being paid as hotels pay more rates than residential units.</li> <li>• It was confirmed that there could be a potential for residents permits to allow residents to use unloading bays.</li> <li>• It was resolved that people do not want to park too far away from their properties for fear of violence/ anti-social behaviour at night in town.</li> <li>• Government Infrastructure to be invited to the next meeting to update on traffic management in the area. Police to also be invited.</li> </ul>	
<p><b>The next meeting will be held on Friday 1 December at 6pm at the Jersey Arts Centre.</b></p>		