



PARISH OF ST HELIER

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ROADS COMMITTEE MEETING

Wednesday 7 June 2023 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 meetings held on 10 May 2023 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: Coppelia and Fieldings Site, Mont Pinel - proposed new vehicle entrance/exit onto Mont Pinel. (Presentation)
- A6. For decision: Part Providence Street and Phillips Street new precinct access arrangements.
- A7. For decision: Charles Street proposed new unloading bay
- A8. For decision: To consider recent planning applications.
- A9. For information: Reports:
 - Live matters report.
- A10. Agreed decisions

'B' AGENDA ITEMS

- B1. To approve minutes of meetings held on 10 May 2023 ('B' Agenda items).
- B2. Matters arising.
- B3. For decision: Parish Roads Committee response to consultation questionnaire regarding Draft Roads Law.
- B4. Lodging items for forthcoming Roads Committee meetings.

Dates of 2023 meetings:

Wednesday 12 July 2023 (Roads Committee)
Wednesday 9 August 2023 (Roads Committee)
Friday 8 September 2023 (Visite du Branchage et Chemin)
Wednesday 15 November 2023 (Roads Committee)

Friday 14 July 2023 (Visite du Branchage)
Wednesday 6 September 2023 (Roads Committee)
Wednesday 11 October 2023 (Roads Committee)
Wednesday 6 December 2023 (Roads Committee)



Minutes

MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA**HELD IN THE ASSEMBLY ROOM ON
WEDNESDAY, 10th MAY 2023 AT 9.30AM**

PRESENT	Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr T Vibert (TV) Mrs H Hubbell (HH) Mr Bernie Manning (BM) The Very Rev'd M Keirle (MK)
IN ATTENDANCE	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr P Pearce (Procureur du Bien Public) (PP) Mr J Baker (Procureur du Bien Public) (JB) Mr A Sty (Infrastructure Manager) (AS) Mr S Alves (Head of Infrastructure) (SA) Mrs A Roberts (AR) Miss E Sheehan (Minutes) (ES) Minister Tom Binet (TB) Mr Oliver Brewster (OB) Mrs Ellen Littlechild (EL)
APOLOGIES	Mr K Proctor (KP)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 12 th April 2023 were agreed, subject to amendment of item 49/2023
MATTERS ARISING	None
56/2023 LA COLLETTE WASTE MANAGEMENT SITE PRESENTATION	<p>Government Officials presented the La Collette waste management site development plan and requested input of the Committee, prior to the States deciding whether to:</p> <p>(a) Support the short-term plan for waste management phase II to include:</p> <p>(1) A combined waste management approach for hazardous waste and inert soils under a 'La Collette Waste Management Site – Development Plan,' as detailed in drawing 22023-100;</p> <p>(2) The formation of 'East and South Headlands' by deposition of hazardous waste in cells as per plans submitted under application P/2016/1647;</p> <p>(3) The formation of a 'West Headland' by deposition of inert waste soils;</p> <p>(4) The landscaping and restoration of the 'East and South Headlands' as per the plans submitted under application P/2016/1647; and</p> <p>(5) The creation of a publicly accessible one-mile-long coastal path around the perimeter of the site once landscaping and restoration is complete; and</p>

	<p>(b) to request that, in the period enabled by the short/medium term plan, the Minister for Infrastructure and the Minister for the Environment develop the long-term plan for waste strategy for Jersey, and any site requirements are used to inform the next review of the Island Plan for 2026 onwards.</p> <p>The Committee asked the following:</p> <p>Q. Are regular water tests undertaken and do the results show a danger of leakage. If so, are the public informed?</p> <p>A. La Collette is managed by the regulator and regular tests/monitoring of waste cells is undertaken. The results show they are managed within the required range. The information is published but is not easy to find.</p> <p>Q. What is the depth of the soil in the landscaping?</p> <p>A. The landscaping requires a minimum depth of one metre.</p> <p>Q. Are you confident your estimates of how big/high the proposed mounds will be are sufficient?</p> <p>A. The Government is quantifying the current and future amount of hazardous waste the island produces and considering the size of the headland meets the island's needs. It is working with SOJDC to identify solutions to minimise hazardous waste.</p> <p>Q. Are you concerned about not having sufficient space, as there is only so much land that can be licenced and there is an inability to move waste off island?</p> <p>A. Jersey tried to export asbestos off island in 2016, but Defro refused the application.</p> <p>Q. Where is hazardous waste like asbestos going to go if it cannot be exported and processed appropriately?</p> <p>A. The Island Plan process will need to identify another site on the island.</p> <p>Q. Is there the capacity to use an existing quarry that is approaching its life end?</p> <p>A. Granite Products has been identified as one such site as they currently deal with inert waste.</p> <p>Q. What is to happen to the hundreds of containers of asbestos and the large mounds of glass already at La Collette?</p> <p>A. Asbestos is no longer stored in containers and some glass will be exported, whilst the remainder can be used at the site.</p> <p>The Minister, invited the Committee to visit La Collette, the Committee accepted with a date to be confirmed.</p>
<p>57/2023 TO IMPROVE IN PRINCIPLE ROAD RE-SURFACING PROJECTS LIST FOR 2023-2024</p>	<p>The Committee was asked to approve in principle the road re-surfacing and projects list for the financial year 1 May 2023 – 30 April 2024.</p> <p>The Committee were concerned at the estimated cost of 185K for Vallee des Vaux, as it had previously been suggested that the work would be undertaken in stages.</p> <p>The Committee requested a list of all roads and the dates they were last tarmacked.</p>

	The list was approved in principle by the Committee, subject to necessary funds being voted at Rates Assembly.
PLANNING APPLICATIONS	
58/2023 P/2023/0197 EAGLE HOUSE, LA COLOMBERIE, ST HELIER, JE2 4QB	Convert existing offices to provide 17 one-bed, 8 two-bed, and 1 three-bed apartments, associated cycle store, and the retention of the current ground floor retail units. The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
59/2023 P/2023/0204 SHOP, 26 GREAT UNION ROAD, ST HELIER, JE2 3YA	Change of use from Class A – Retail unit to create 1 one-bedroom residential unit. The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
60/2023 P/2023/0220 3-7 DEVONSHIRE PLACE, ST HELIER, JE2 3RD	Demolish existing dilapidated storage building and remove commuter open car park. Construct 4 one-bed and 3 two-bed residential units with associated amenities. 3D model available. The Roads Committee discussed the above submission and do not support the application for the reasons detailed in the planning application report 10 th May (refer to documentation attached).
61/2023 P/2023/0259 54 ST SAVIOURS ROAD, ST HELIER, JE2 4LA	Convert shop and bedsit to form a one-bed residential unit. The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
62/2023 P/2023/0261 92 ROUGE BOUILLION, ST HELIER, JE2 3ZU	Raise roof to create second floor habitable accommodation. Create first floor terrace and install 1 door and 2 windows to South elevation. Various internal and external alterations The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
63/2023 P/2023/0178 VICTORIA PARK, PEIRSON ROAD, ST HELIER	Installation of underground pipe work. The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
64/2023 P/2023/0179 LOWER PARK, VICTORIA AVENUE, ST HELIER	RETROSPECTIVE: Installation of underground pipe work. The Roads Committee approved the draft comments detailed in the planning report dated 10 th May (refer to documentation attached)
65/2023 INFORMATION REPORTS	The committee had no comment.
66/2023 AGREED DECISIONS	The Committee accepted an invite from Minister Tom Binet for a tour of La Collette The Committee approved in principle the roads resurfacing and projects for financial year 1 May 2023 – 30 April 2024.
NEXT MEETING	
	The next meeting will take place on Wednesday 7 th June 2023.

1. Eagle House, La Colomberie, St. Helier, JE2 4QB

P/2023/0197

Convert existing offices to provide 17 no. 1-bed, 8 no. 2-bed, and 1 no. 3-bed apartments, associated cycle store, and the retention of the current ground floor retail units.

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

1. Committee notes this application is for the refurbishment of the building converting the existing building's office space to residential apartments with the inclusion of new extensions to the third and fourth floors.

There will be a total of 26 no. units of accommodation comprising of 17 no. 1 bed units, 8 no. 2 bed units and 1 no 3 bed unit giving an overall total of 36 no. bedrooms. On ground floor there are a further 8 no. retail units.

An on-site cycle parking and cycle maintenance area is proposed, accessed from the precinct at the eastern end of the site through the existing access. For cyclists, there would be a bike wash zone, 11 lockable cycle stores, 38 double-stacked cycle parking spaces, electric charging infrastructure, 5 spaces for non-standard cycles and 2 visitor spaces. However, there is no secure cycle parking for the retail units.

No car parking is provided on site.

2. Committee clarifies that La Colomberie and Don Road are not Parish-owned: this area is administered by Government of Jersey's Infrastructure and Environment department. The feedback consultation from Transport states that the precinct area is under Parish ownership, which is incorrect.
 3. It is noted that the new bin store has outward opening doors. Committee requests that the bin store is reconfigured so that the doors open inwards, as no doors may open outwards over the Public Highway. The applicant should note that contravening this condition will be a breach under the Highways Encroachments (Jersey) Regulations 1957.
 4. The requirements of the Highway Encroachments (Jersey) Regulations 1957 must be strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway.
 5. 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. The applicant should note that contravening this condition will be a breach under the Highways Encroachments (Jersey) Regulations 1957.
 6. The refuse store/collection arrangements, refuse separation, and recycling strategy must be agreed in detail with the Parish's Refuse Manager.
- Notwithstanding the above comments, this submission should be referred to the Infrastructure and Environment department 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/2023/0197>

2. Shop, 26, Great Union Road, St. Helier, JE2 3YA

P/2023/0204

Change of use from Class A - Retail Unit to create 1no. one bed residential unit.

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

1. Committee notes this application is for a change of use of the existing shop at Ground Floor to 1 no. bed unit of accommodation. There is no scope for car parking; however, the applicant has provided 1 no. dedicated cycle parking space with electric charging facility.
2. That the refuse store/collection arrangements, refuse separation and recycling strategy be agreed in detail with the Parish's Refuse Manager, it being noted that the proposed car parking space will affect the refuse facility.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0204>

3. 3-7, Devonshire Place, St. Helier, JE2 3RD

P/2023/0220

Demolish existing dilapidated storage building and remove commuter open car park. Construct 4no. 1 bed and 3no. 2 bed residential units with associated amenities. 3D model available.

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

1. Committee notes that the proposal is for the demolition of the existing buildings and replacing this with 7 no. units of accommodation, providing a total of 10 no. bedrooms.

There is no formal footpath to the front of the site being provided, which places pedestrians and residents of the development at risk.

There is to be some cycle parking; however, some of this is within proposed living spaces within the property (no dedicated cycle store) whilst others will have cycle parking at the bottom of stairwells which are also shared with buggies etc.

There is no car parking or servicing provision provided.

2. The applicant is to provide a safe pavement along Devonshire Place and is to liaise with Government's Infrastructure and Environment department as Devonshire Place is not a Parish by-road. The applicant is to note the comments raised as part of consultation from the Infrastructure and Environment department, who is the highway authority for Devonshire Place.
3. The applicant is to provide a dedicated cycle store which is conveniently and easily accessible. The store should incorporate an electric charging facility, cycle wash facility and workbench for residents to use. The cycle store should be of sufficient size to accommodate larger sized cycles, such as cargo cycles. Providing cycle storage within living spaces and at bottom of stairwells is not acceptable.
4. There should also be sufficient dedicated cycle parking provision for visitors.
5. Committee requests that provision for wheelchair and push chair storage is provided.
6. Committee requests that the applicant provides car parking and space for unloading and servicing within the site.

7. There should be a servicing facility to enable the bins to be collected off-street.
8. That the refuse store/collection arrangements, refuse separation, and recycling strategy are agreed in detail with the Parish's Refuse Manager. It is noted that the applicant advises that the bins are underground; however, there are no details as to how this is to be accessed, and how the size of the bin storage was determined.
9. That notwithstanding the above comments, this submission should be referred to Infrastructure 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/2023/02220>

4. 54, St. Saviours Road, St. Helier, JE2 4LA

P/2023/0259

Convert shop and bedsit to form a one bedroom residential unit.

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

1. Committee notes this application is for a change of use of the existing shop at Ground Floor to 1 no. bed unit of accommodation. There is no scope for car parking; however, the applicant has provided dedicated cycle parking space for 3 no. cycles.
2. Applicant is to provide an electric charging facility for the cycle parking.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy be agreed in detail with the Parish's Refuse Manager, it being noted that the proposed car parking space will affect the refuse facility.
4. That notwithstanding the above comments, this submission should be referred to Infrastructure 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/2023/02559>

5. 92, Rouge Bouillon, St. Helier, JE2 3ZU

P/2023/0261

Raise roof to create second floor habitable accommodation. Create first floor terrace and install 1no door and 2no windows to South elevation. Various internal and external alterations.

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

1. Committee notes this application is for creation of a further unit of accommodation on the Second Floor. Committee notes that the property will comprise of a retail unit on Ground Floor, 1 no. 3-bed unit on First Floor and 1 no. 2-bed unit on the Second Floor – overall 5 no. bedrooms.

There is a ground floor dedicated bike store provided off the staircase.

There is no car parking or servicing provision provided.

2. Applicant is to provide electric charging facility for the cycle parking and ensure that the cycle store can accommodate at least 5 no. cycles.
3. The applicant should consider visitor cycle parking space.
4. It is noted that the new bin store has outward opening doors. Committee requests that the bin store is reconfigured so that the doors open inwards: no doors may open outwards over the Public Highway. The applicant should note that contravening this condition will be a breach under the Highways Encroachments (Jersey) Regulations 1957.
5. That the refuse store/collection arrangements, refuse separation and recycling strategy be agreed in detail with the Parish's Refuse Manager, it being noted that the proposed car parking space will affect the refuse facility.
6. That notwithstanding the above comments, this submission should be referred to Infrastructure 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/2023/0261>

6. Victoria Park, Peirson Road, St. Helier

P/2023/0178

Installation of underground pipe work.

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

1. Committee notes this application is for Jersey Energy to install a new underground pipe under Victoria Park area for gas service.
2. The Parish of St Helier as the property owner was not approached by the applicant to sign the planning application as the owner of Victoria Park. Therefore, this application is to be placed on hold until such a time that the applicant has the consent of the property owner, and that the applicant explains the proposals for the new services running under a Parish Park. As per the email request from the Head of Infrastructure sent to the Planning Officer on 18.04.23
3. The applicant will not receive consent from the Parish to excavate Victoria Park until the autumn/winter period and on conditions that the applicant has agreed the exact details for reinstatement and undertaking these works safely.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0178>

7. Lower Park, Victoria Avenue, St. Helier

P/2023/0179

RETROSPECTIVE: Installation of underground pipe work.

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

1. Committee notes this application is for Jersey Energy to install a new underground pipe under Lower Park for gas service. The Parish is aware that some of this work commenced and understands that the applicant has been requested to stop all works until planning consent has been secured.
2. The Parish of St Helier as the property owner was not approached by the applicant to sign the planning application as the owner of Lower Park. Therefore, this application is to be placed on hold until such a time that the applicant has the consent of the property owner, and that the applicant explains the proposals for the new services running under a Parish Park. As per the email request from the Head of Infrastructure sent to the Planning Officer on 18.04.23

3. The applicant will not receive consent from the Parish to excavate Lower Park until the autumn/winter period, and on condition that the applicant has agreed the exact details for reinstatement and undertaking of these works safely. The work that the applicant had commenced on-site has caused damage to the Park surface, which now needs to be rectified at the cost of the applicant.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0179>

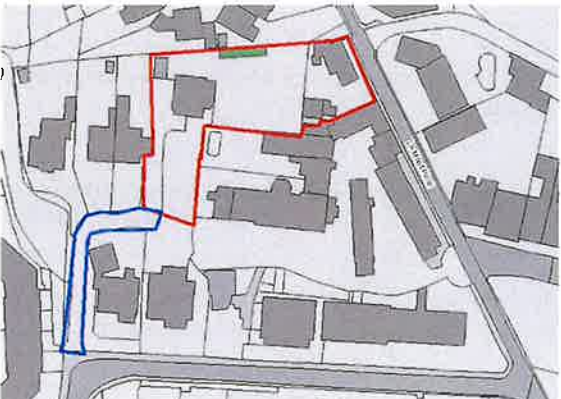




PARISH OF ST HELIER INFRASTRUCTURE

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

Roads Committee Report Coppelia and Fieldings site, Mont Pinel Proposed new vehicle entrance/exit

Page 1 of 4

Date of request: 7 June 2023	Road reference & title of report: (153) Mont Pinel: Proposed new Vehicle entrance/Exit
Address: Coppelia and The Fieldings Site, Mont Pinel	Requested by: Applicant
Location map: 	Photograph/street view:  Mont Pinel – propose new entrance
<p>Brief introduction/summary:</p> <p>Roads Committee is asked to approve, in principle, the proposed new access onto Mont Pinel for this proposed development which will require a pavement build-out on Mont Pinel to enable the applicant to achieve vehicular visibility splays (please see Appendix 1).</p> <p>The owner's project team is seeking to submit the Planning application as soon as possible and therefore requires the Constable to sign the Planning application on behalf of the Parish, as the application requires alterations to the Parish by-road.</p> <p>The proposed build-out on Mont Pinel will only benefit this development, it does not provide any benefit to other road users or residents in terms of any public realm improvement gain/enhancements.</p> <p>Mr John Nicholson, of MS Planning, will present the proposal to the Committee to seek Committee support in principle, the application still needs to go through the usual Planning determination route.</p> <p>Background: The property owner is proposing to demolish two existing residential units to provide six new dwellings.</p> <p>Access off Mont Pinel: The proposed new access off Mont Pinel (East of the site) would be serving 4 new dwellings. The frequency of trips out of the site access is expected to be 4 vehicles leaving in the morning peak hour and 3 vehicles leaving in the evening peak hour.</p> <div style="display: flex; align-items: flex-start;">  <div style="width: 70%;"> <p>Red outline: site</p> <p>Blue outline: The existing access road to the South of the site will remain but will only serve the proposed new two dwellings, replacing the existing "Coppelia" property.</p> <p>4 no. additional dwellings to the North of the site are proposed, replacing the former "The Fieldings" property. Access to these 4 units is proposed via the new entrance/exit off Mont Pinel, for which the applicant is seeking Parish support.</p> <p>(Refer to Appendix 2 for proposed site plan.)</p> </div> </div>	



PARISH OF ST HELIER INFRASTRUCTURE

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Roads Committee Report Coppelia and Fieldings site, Mont Pinel Proposed new vehicle entrance/exit Page 2 of 4

Public Realm:

The team is limited as to what can be provided at the site in terms of a scheme to offset the works required to the highway under Parish ownership and has spoken with the Planning department and their client. All are in agreement that a contribution should be made towards other projects or schemes the Parish might currently have, or any upcoming schemes that require support.

Contribution:

Whilst this scheme falls below the typical POA threshold set by I&E, it was agreed that the POA guidelines on contributions towards walking or cycling routes would be a good place to start, and that whilst this project falls below the typical threshold, the property owner is willing to make this contribution based on the revision providing access to 4 units.

St Helier's Procurers du Bien Public are to agree the contribution figure with the applicant in due course, subject to the Parish Roads Committee's approval for the build-outs on Mont Pinel.

Planning:

The property owner's team is at the stage of being ready to submit the application; however, given that part of the proposals include land owned by the Parish, agreement is required from the Parish for the same.

It was acknowledged by the team that any proposed highway works would be subject to Road Safety Audit – stages 1, 2 and 3. Any contractor chosen to undertake the works on the highway would need to be on the Parish's approved list.

Please note: signing the Planning application form is entirely without prejudice to any formal consultation feedback from the Parish as part of the usual progression of an application. Signing the form confirms that the application is being made with the knowledge of the relevant owner.

Speed limit of road:

15	20	30	40	N/A
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Officer dealing with request:

SA

Site photo:



Existing Access to "Coppelia" property



Proposed location of the access located east of the site. To provide access to the 4 no. new dwellings (replacing "The Fieldings")

Will public consultation be required?

The applicant will go through the usual Planning process which includes consultation.

Is this to go back to Roads Committee?

Once the application has been submitted and registered, Roads Committee will be consulted as part of the Planning Consultation response.

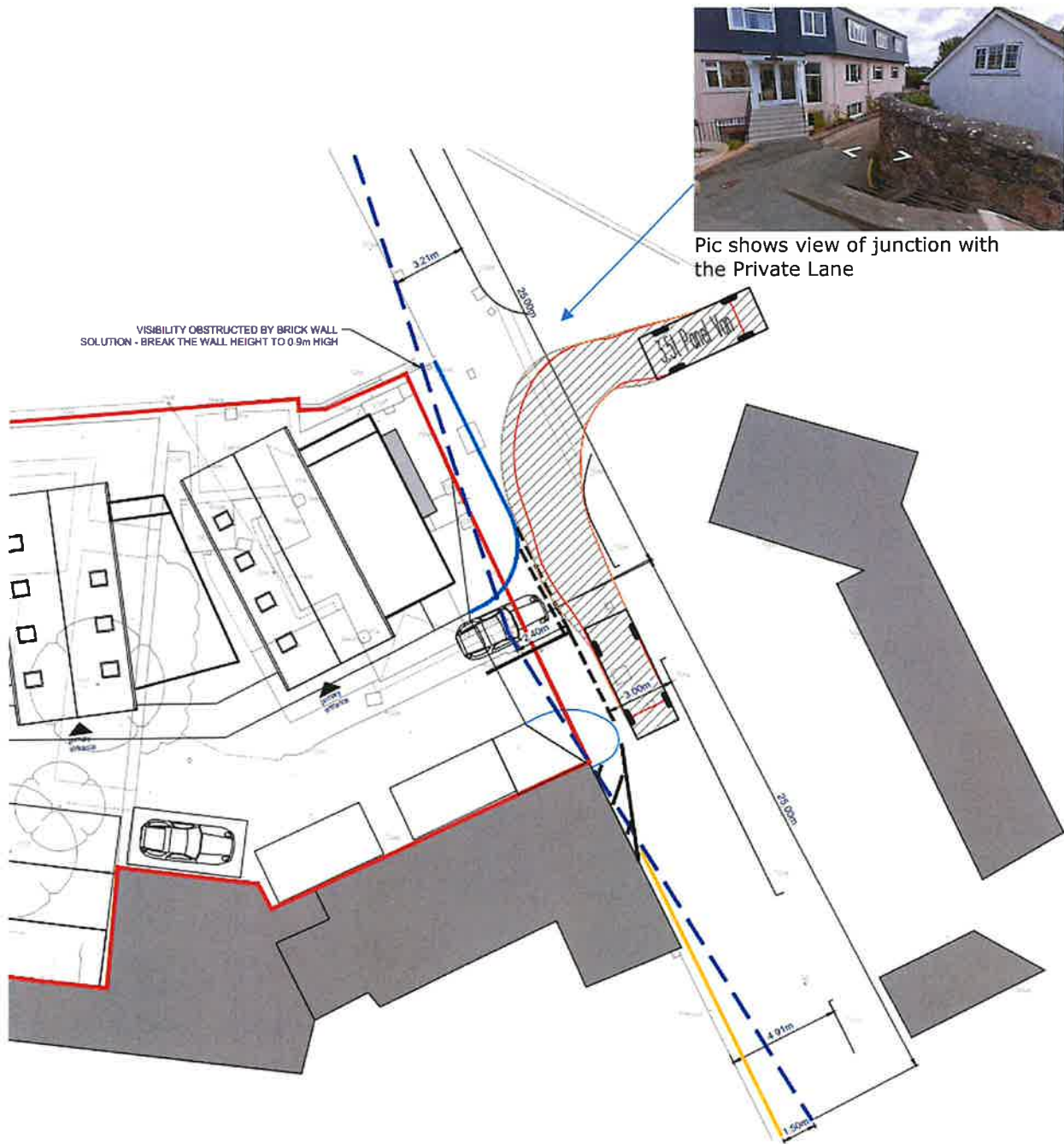


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Roads Committee Report Coppelia and Fieldings site, Mont Pinel Proposed new vehicle entrance/exit Page 3 of 4

Appendix 1: Proposed Access build-out, junction layout and Visibility Splays (East of site)





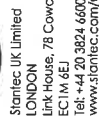
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Roads Committee Report Coppelia and Fieldings site, Mont Pinel Proposed new vehicle entrance/exit Page 4 of 4

Appendix 2: Proposed site plan:





Stantec UK Limited
LONDON
Link House, 78 Cowcross
St
EC1M 6EJ
Tel: +44 20 3824 6600
www.stantec.com/

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UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is this expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect the operations.

PO#	MINOR AMENDMENT TO PROVIDE 3" WIDE ROAD	JAD	ML	2023.04.21
PO#	MINOR AMENDMENTS TO SCULP ROAD OUT	JAD	ML	2023.03.13
PO#	MINOR AMENDMENTS	JAD	ML	2023.03.09
PO#	INITIAL ISSUE	JAD	ML	2023.02.28
	Issued/Revision	By	App'd	YYYY MM DD
		JAD	ML	2023.07.28
		Dagn	Chnd	YYYY MM DD
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FOR INFORMATION

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Client/Project Logo

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MS PLANNING

COPPELIA AND FILEDINGS

title

PROPOSED ACCESS BUILD OUT
FUNCTION LAYOUT
VISIBILITY SPLAY OF 20mph

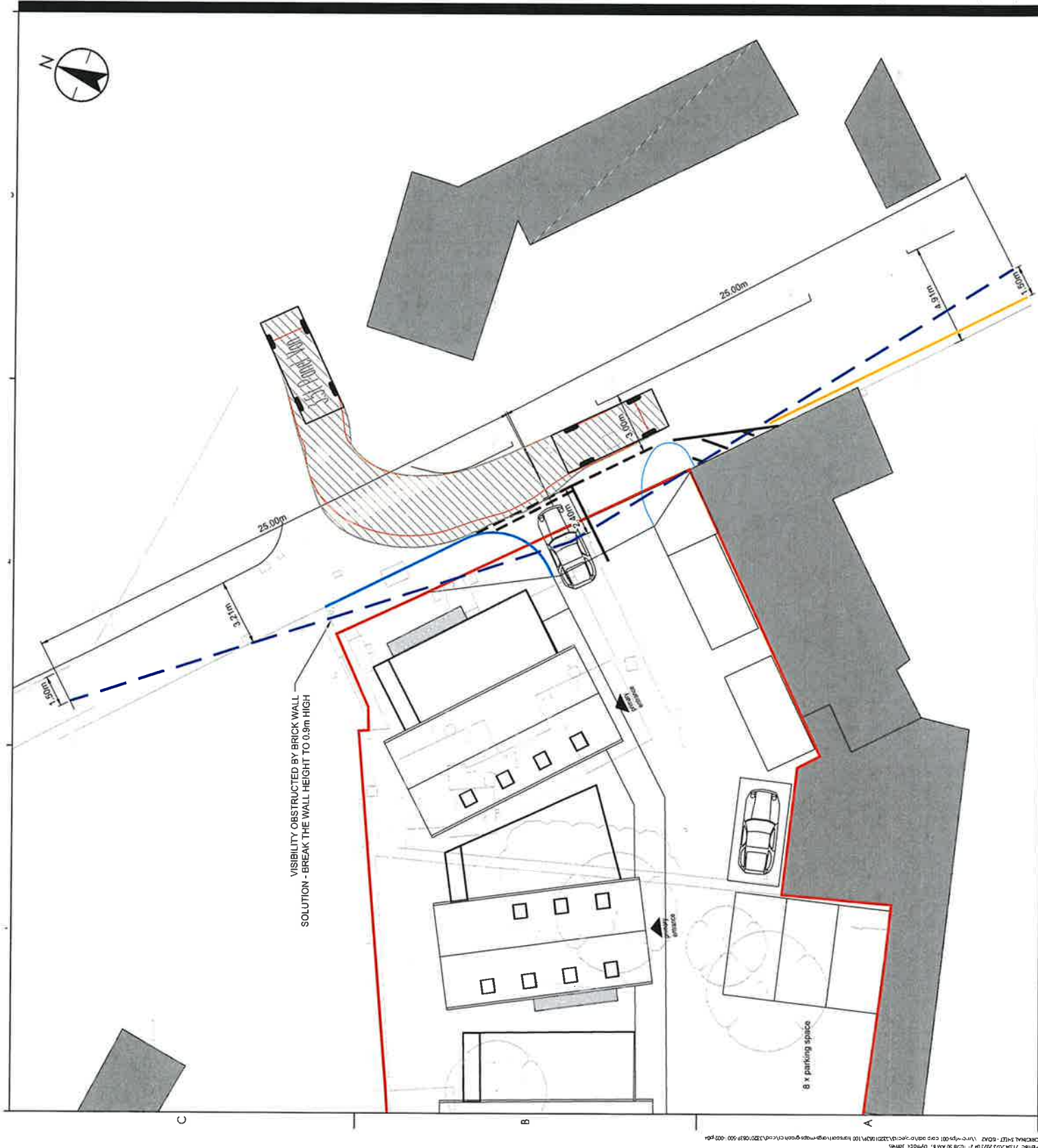
Project No. 332010839

Scale 1:125

Revision	Drawing No.
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5001-002





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EC1M 6EJ
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presence of any existing sewers, services, plant or apparatus may affect their operations.

PO3 - MINOR AMENDMENTS TO SOUTH BUILD OUT	JAD	ML	2023.03.13
PO2 - MINOR AMENDMENTS	JAD	ML	2023.03.09
PO1 - INITIAL ISSUE	JAD	ML	2023.02.28
Issued/Revision	By	Appd	YYYY/MM/DD
	JAD	ML	2023.02.28
	Dwn	Chd	YYYY/MM/DD

Issue Status

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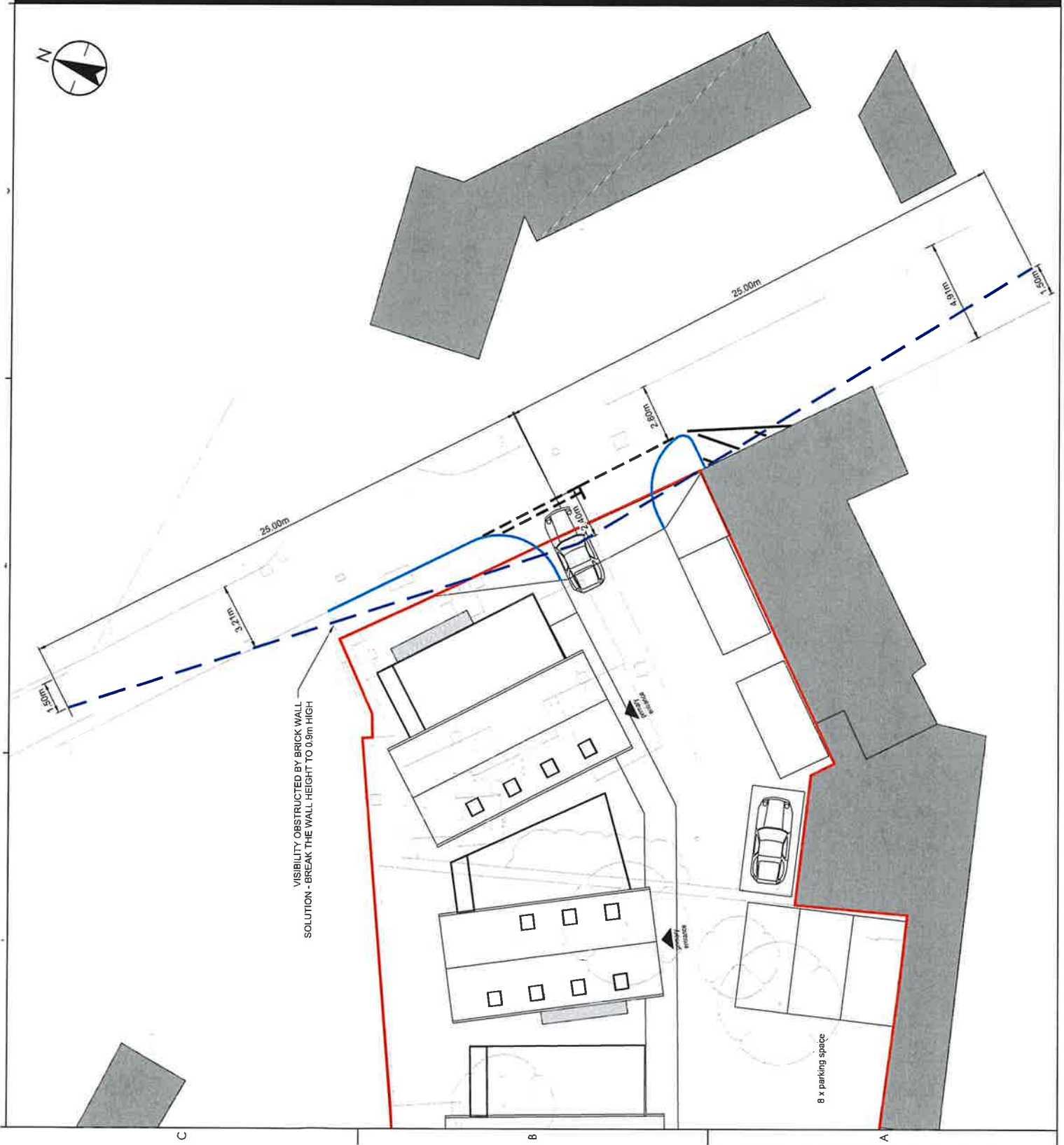
Client/Project Logo

Client/Project
MS PLANNING

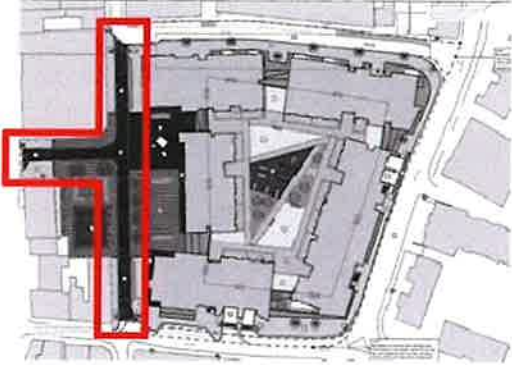



COPPELIA AND FILEDINGS

Title
PROPOSED ACCESS BUILD OUT
JUNCTION LAYOUT
VISIBILITY SPLAY OF 20m

Project No.
332010839
Revision
P03
Drawing No.
Scale
1:125
5001-002





Date of request: 7 June 2023	Road reference & title of report: Part of (190) Providence Street and (183) Phillips Street changes to new precinct area.
Address: Providence Street	Requested by: PoSH Infrastructure
Location map:  <i>Extent of road shown above.</i>	Photograph/street view:  <i>Photo prior to redevelopment – Providence Street (North view from junction with Charles Street)</i>
Brief introduction/summary: <p>Roads Committee will recall that as part of the Ann Court development, Andium are constructing event spaces to the west of their site which incorporates part of Phillips Street and Providence Street. The proposals were supported by the Roads Committee in 2017.</p> <p>Work on the new square at is progressing well, with Andium now up to 'full speed ahead' with the new replacement contractor being appointed to complete works. Andium is expecting the project to complete in December 2023. Refer to Appendix 1 for overall plan of approved public realm currently under construction.</p> <p>Committee may have noted that some of the new paved area has been completed outside the Jersey Arts Centre – Café Jac.</p> <div></div> <p><i>Photos of the complete pavement areas outside of Café Jac</i></p> <p>The Roads Committee Planning consultation response on 28 June 2017 requested that restricted access arrangements are implemented. (<i>The suggestion would be that the square is treated as a precinct where access is only permitted during set times, similar to King Street and Queen Street</i>).</p>	

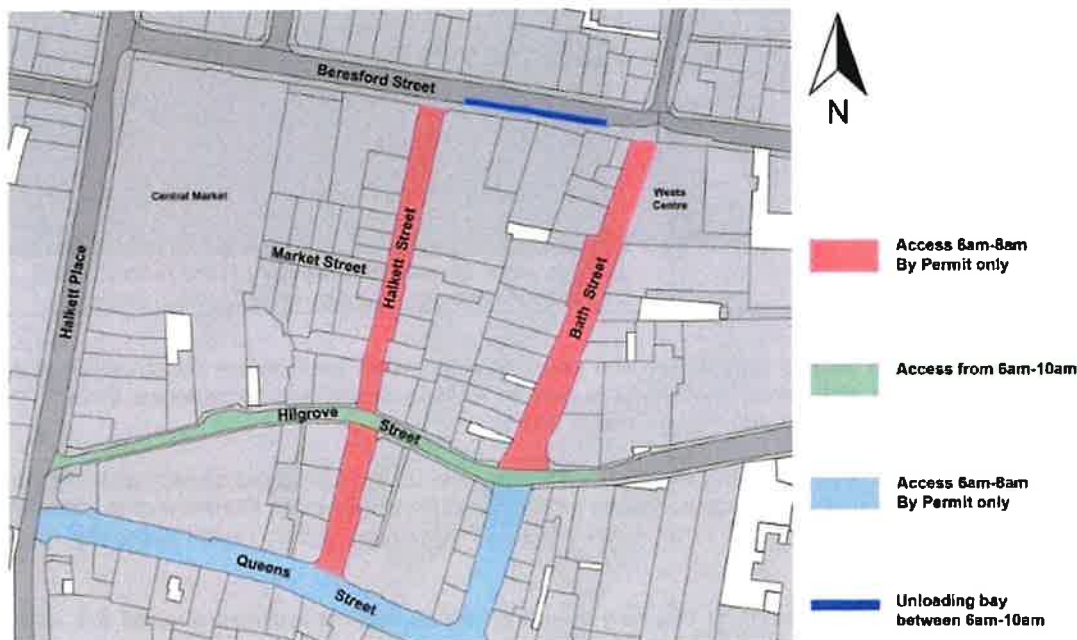


The Parish now needs to formalise the access arrangements on to the new pedestrianised areas and recommends that the Parish Roads Committee introduces time-restricted access arrangements to the pedestrianised areas in Phillips Street and Providence Street in a similar manner to other time-restricted access precincts already situate within St Helier.

This ensures pedestrians are given priority improving safety and will enable the precinct to be used for events and shows at other times, improves pedestrian safety, and will remove the potential for 'free-for-all' parking/unloading arrangements on the precinct - enabling robust policing to be undertaken.

Details of the request:

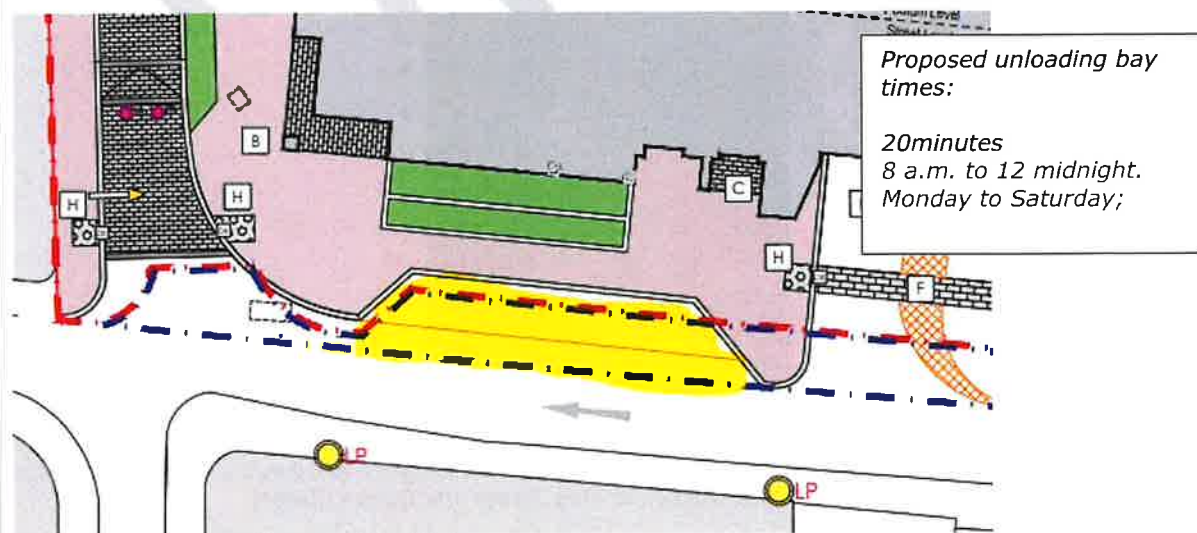
The recommendation is to adopt the Halkett Street, Bath Street and Queen Street precincts' access arrangements – access permitted between 6am to 8am by permit only (for unloading), with no access at any other time.



Existing restricted access precincts that we can consider with similar time restriction:

Charles Street proposed unloading:

Charles Street will have an unloading bay that can be used at all other times (highlighted in yellow below).

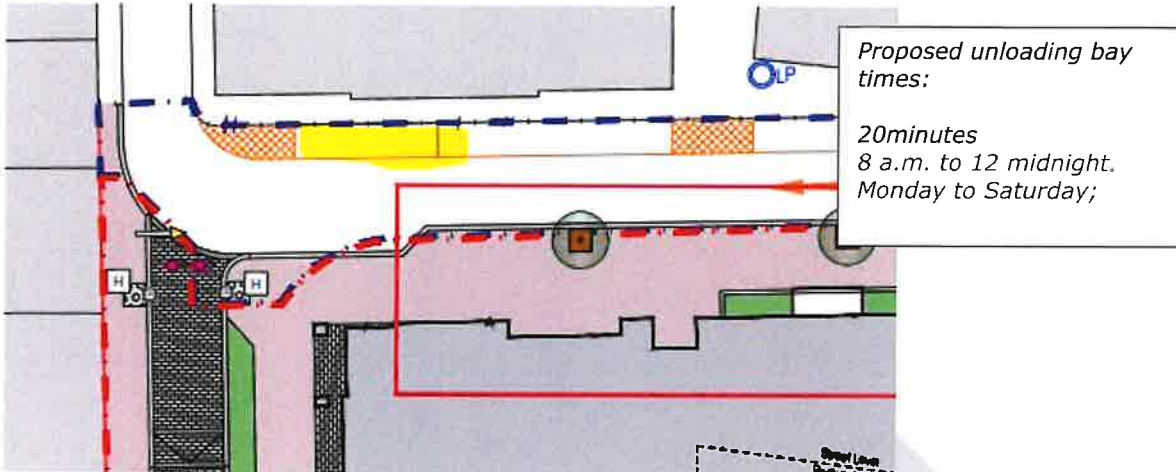


Charles Street unloading bay (Highlighted in yellow).



Ann Place proposed unloading:

Currently, Ann Place is administered by the Government of Jersey Property Holdings, although the intention, and as approved by Parish Assembly, is for JPH to transfer the road to the Parish upon the completion of the resurfacing of the road by JPH.



The Parish will liaise with Jersey Property Holdings to introduce an unloading bay in Ann Place near the Jersey Arts Centre. This is subject to JPH approval.

Officer recommendation:

The Parish Roads Committee is asked to approve introducing the precinct restrictions on Providence Street to ensure safety of those who will use the Square. Unloading on the new precinct will be restricted as per other St Helier precincts.

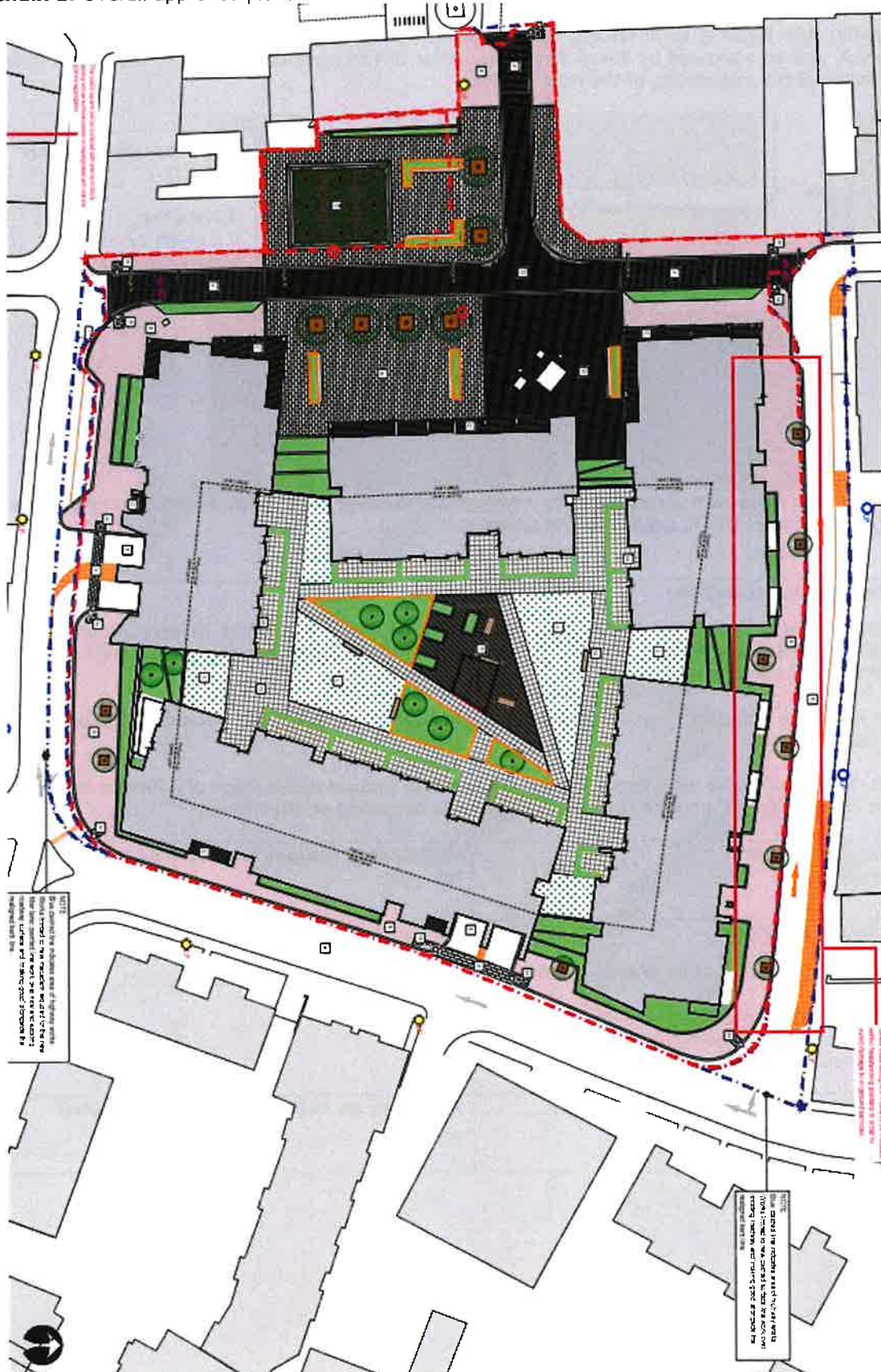
There will be an unloading bay introduced on Charles Street (south of the Square) to enable unloading at all other times.

Parish Officers will liaise with Jersey Property Holdings to request introduction of a further unloading bay in Ann Place which will provide traders with access to unloading at other times.

Safety Audit level: Not required.	Anticipated budget cost to implement: Nil
Legislation affected: If approved, Article 68 to be drafted to amend: Road Traffic (St. Helier) (Jersey) Order 1996 (Pedestrian roads – closing to, and restricted use by, vehicular traffic – Schedule 6)	Will an additional report be required? No further report
Will public consultation be required? No	Is this to go back to Roads Committee? No



Appendix 1: Overall approved plan;





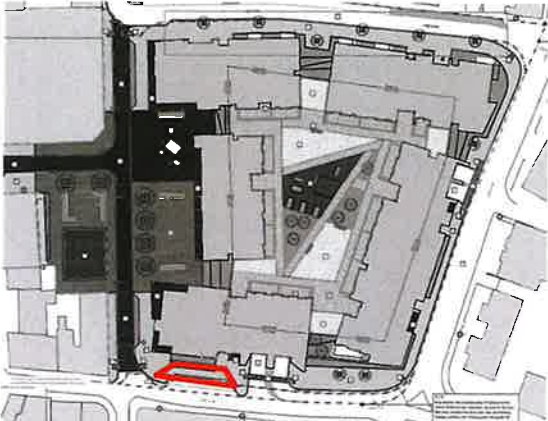

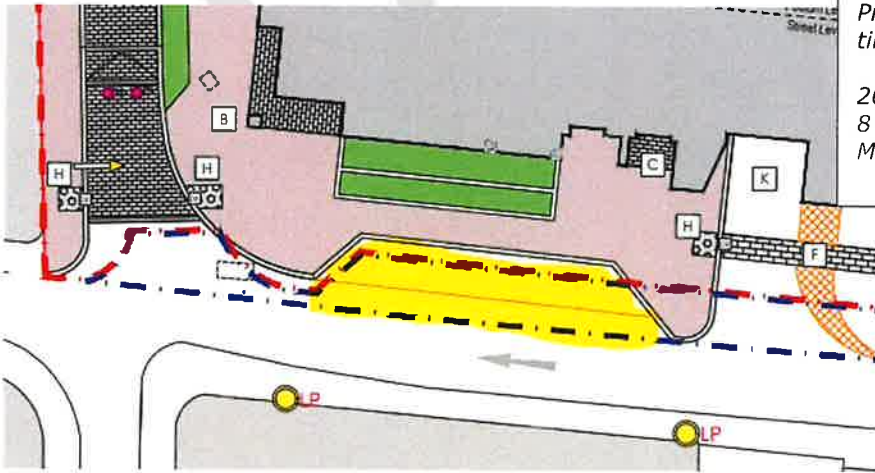
PARISH OF ST HELIER INFRASTRUCTURE

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

Roads Committee Report

Proposed unloading bay in
Charles Street

Page 1 of 2

Date of request: 7 June 2023	Road reference & title of report: Charles Street proposed unloading bay
Address: Charles street	Requested by: PoSH Infrastructure
Location map:  <i>Proposed unloading bay indicated red.</i>	Photograph/street view:  <i>Photo prior to redevelopment Proposed unloading bay will be in the former disc parking space (grey car on above photo).</i>
Brief introduction/summary: <p>Roads Committee is asked to approve the proposed introduction of the unloading bay in Charles Street adjacent Ann court development. The unloading bay is to be available throughout the day and revert to a car parking space on Sunday's.</p> <p>This is requested to assist traders in Providence Street to have access to an unloading bay throughout the day as the Parish will be seeking to introduce restricted access onto the new precinct areas on Phillips Street and Providence Street.</p> <p>Committee is asked to approve the unloading bay: 20 minutes stay 8am to 12 midnight Monday to Saturday. The alternative would be for the unloading bay to be restricted to 6pm</p>	
Details of the request: Propose unloading bay:  <i>Proposed Unloading bay: which will be available all day in Charles Street.</i>	

Proposed unloading bay times:

*20minutes
8 a.m. to 12 midnight.
Monday to Saturday;*



PARISH OF ST HELIER
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Roads Committee Report

Proposed unloading bay in
Charles Street

Page 2 of 2

Other information: Please note that Charles Street resurfacing is due to be undertaken within this Financial year. The Parish proposed to introduce granite paving (using Parish granite stock) and asphalt carriageway.	
Safety Audit level: Not required	Anticipated budget cost to implement: Minimal costs for sign and markings – circa £ 500, from existing budgets
Programme: Andium are expecting the project to complete the Ann Court development in December 2023. However, the unloading bay is expected to be ready for use prior to December – anticipated Autumn 2023.	
Legislation affected: If approved, Article 68 to be drafted to amend: Road Traffic (St. Helier) (Jersey) Order 1996 (<i>Parking of vehicles for loading and unloading – Schedule 10, Part 1</i>)	Will an additional report be required? No further report
Will public consultation be required? No	Is this to go back to Roads Committee? No.

1. Sommerville House, Phillips Street, St. Helier, JE2 4SW

A/2023/0204

Display 1no. Aluminium slat fascia with integrated illuminated logo. 1 no. site name letters, 2 no. internally illuminated projector signs. 3 no. window vinyl signs.

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

1. Committee notes this application is for the provision of signage and a protruding sign to new retail unit currently under construction.
2. 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.
3. Applicant to be aware that under the Road Traffic (Jersey) Law 1956 Article 72 (5), the applicant can be required to remove any signage that is considered to be a hazard.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=A/2023/0374>

2. 20-22, Halkett Place, St. Helier, JE2 4WG

P/2023/0397

Install 4no. 25mm incoming water pipes.

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

1. Committee notes this application is for the installation of 4 no 25mm water supplies which will require a section of Hilgrove Street (French Lane) granite cobbles and granite footpath to be uplifted for the new services.
2. Hilgrove Street is a Parish by-Road that is listed and therefore the Parish expects the reinstatement of the cobbled road and granite paved footpaths to be to an excellent standard, using a Parish approved qualified and proven stonemason undertaking the restoration at the full cost of the applicant.
3. The applicant will need to provide the Parish with details and experience of the contractor who will be undertaking the works to restore the cobbled street and granite paving evidencing their previous experience in this type of work and provide full details and specification of the restoration of the cobbled and paved by-road.
4. The application will need to liaise with the Parish Street Inspector prior to commencing on site to agree the extent of the works and access arrangements. However the applicant is to note that there is currently an embargo on the road works. therefore works are to be planned after the summer embargo (from 1st October).

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0397>

3. 6, Carmel, Poonah Lane, St. Helier, JE2 3XP

P/2023/0381

Construct two storey extension to South elevation to convert existing 1no. 3 bed dwelling into 1no. 1 bed and 1no. 3 bed dwellings.

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

1. Committee notes this application is for a splitting the existing 1 no dwelling into two units of accommodation and construction of an extension to the property to enable a total of 2 no. units of accommodation to be provided comprising of 1 no 1-bed unit and 1 no. 3-bed unit. The existing car parking/yard which currently is sufficient for at least 2/3 cars is being reduced for the new extension resulting in a reduction of parking to one car parking space. There will also be one cycle storage unit per unit of accommodation provided.
2. The applicant has provided two cycle parking storage areas however it is not clear how many cycles each store unit will store as the Roads Committee would expect at least 1 cycle space per bedroom – especially as there is only 1 car parking space proposed. The cycle parking provision should also be able to accommodate larger cargo cycles. It is noted that the parking storage units will include electric charging.
3. Committee expresses concern as to the protection of the existing tree on the Parish footpath from this development. There are no details as to how the tree will be protected from damage during the construction phase.
4. Committee notes that there is only one parking space provided for the main property, however the Committee would expect that there is to be one parking space per unit of accommodation in view that this existing yard provides at least two parking spaces especially as there is a shortage of off-street parking in the area.
5. Committee cannot support this application as only one parking space is provided. The proposed parking space is not dimensioned and there are no visibility plays indicated. 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.
6. It is noted that the car parking space includes for an electric charging point.
7. The user of the car parking space 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 Roads 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 Roads Committee has serious safety concerns.
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. 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.

11. 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.

12. 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.

13. That the refuse store/collection arrangements, refuse separation and recycling strategy be agreed in detail with the Parish's Refuse Manager, it being noted that the proposed car parking space will affect the refuse facility.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0381>

<Committee to note that this application is recommended for no support due to reduction of car parking and no visibility splays>



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: 24 May 2023
Version: 06/23

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

#	Request Date	Detail/description	Status	Officer	Approx. due date	%
1	16.04.21	ROUSSEL STREET Provide on street electric charging point in Roussel Street.	Awaiting legislations changes – this is with IHE – out of our control	AS	Jan 24	95
2	27.01.21	SOUTH HILL PARKING NEAR TA South Hill parking – request for additional parking.	No further progress as his might be linked to grassed central area.	AS	Jan 24	20
3	11.11.20	VALLEE DES VAUX GARDENS Renaming the gardens.	No further progress, this can be looked at with the proposals for Vallée des Vaux	AS	Oct 23	0
4	14.10.20	ST JOHNS ROAD IHE Rd, one PoSH Roads Com member and Officer.	Trial approved by Roads Committee to be planned for the School Holidays	AS	Aug 23	80
5	20.05.20	ANN COURT PUBLIC REALM IMPROVEMENTS Providence Street (Parish ownership)	Providence Street: works are on-going due to be completed Dec 23. RC to formalise access restriction June 23	AS	Dec 23	50
6	12.02.20	PHASE 2; SPEED LIMIT REVIEW: Implementing full speed limit changes to all 59 no.	Legislation will be changed in October 2023, new speed limits to be in place by end of October 2023	AS	Oct 23	80
7	06.09.21	LA RUELE RAUVET Investigate closing this road to motor vehicles access.	Proposal to make this Road 'no access to motor vehicles'	AS	Oct 23	0
8	15.09.21	UNION STREET Relocate Road Name sign Infront of the WW1 memorial	Relocation of sign, investigating placing it on nearby lamp post – maybe linked to One Gov office proposals	AS	Sept 23	20
9	17.01.22	GROSVENOR STREET Reference unloading bay	Request for unloading bays on Grosvenor Street	AS	Apr 24	0
10	02.11.21	ROADS LAW REVIEW GROUP Officer attends with IHE and other island parishes reps.	Upcoming event for Roads Committee members was undertaken on 27 April 2023.	AS	not in PoSH cont.	n/a
11	11.11.21	USC STORE, DON STREET Public realm improvements	Out for pricing for removal of the tarmac/concrete entrances and change to granite in accordance with POA	AS	Oct 23	10
12	01.09.22	SCAFFOLD EMBARGO REVIEW Department is reviewing the embargo list	Draft Policy to be amended and public consultation	AS	Dec 23	80
13	Jan 23	GROVE STREET Investigate give way line & no through road sign	Enquiry out to provide 'give way' sign and 'no through road'	AS	July 23	25
14	Feb 23	DORSET STREET Request for cycle stand	To be installed during schools' Easter half term	AS	Aug 23	30
15	Feb 24	TOWN HALL Request for cycle stands directly outside the Town Hall	York Street is an IHE Road; however, dept will view feasibility of cycle stands outside Town Hall	AS	Oct 23	0
16	15.03.23	ROAD NAME POLICY RCom request: Policy on road names	Develop a policy on road name signage	SA/AS	Jan 24	0
17	May 23	BELMONT ROAD NIA Request for NIA	Due to go out to tender for Prof services subject to funding being available	SA	Apr 24	15

