



PARISH OF ST HELIER



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE ASSEMBLY ROOM ON</u> <u>WEDNESDAY, 06th SEPTEMBER 2023 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr T Vibert (TV) Mrs H Hubbell (HH) Mr B Manning (BM) Mr K Proctor (KP) The Very Rev'd M Keirle (MK)
IN ATTENDANCE	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr S Alves (Head of Infrastructure) (SA) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) ES Mr I Wilson (JEC) IW Mr Daniel Buttler-Hawkes (JEC) (DBH)
APOLOGIES	Mr A Sty (Infrastructure Manager) (AS)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 09 th August 2023 were approved subject to amendments to matters arising and 86/2023.
MATTERS ARISING	It was agreed moving forward that if members wished to have an item attributed to them in the minutes, they needed to make the request before they spoke.
102/2023 P/2023/0537 LA COLLETTE RECLAMATION SITE 2 LA ROUTE DE VEUILLE	Previous minutes refers 94/2023 (JL) expressed concerns about a previous planning application P/2023/0537. As the Roads Committee had already discussed this matter and sent their response to the planning department, (JL) was advised that if he wished to raise concerns, he should do so by contacting planning as a concerned parishioner.
103/2023 HALKETT STREET REFURBISHMENT UPDATE	Previous minutes refers 86/2023 (SA) informed the Committee a metal archway would no longer be installed as part of the Halkett Street refurbishment.
104/2023 TRANSPORT STRATEGY DISCUSSION AND SET UP SUB-COMMITTEE TO LOOK AT SCOOTERS & ILLEGAL CYCLING ON PAVEMENTS	Previous minutes refers 89/2023 (TV) asked could his working group contact interested parties, such as cycling clubs and Evie gain their input and views. The Committee agreed that this was acceptable. MK offered to join the cycle working group.
104/2023 ELECTRIC CHARGING IN PARADE – RELOCATION OF PARKING (PRESENTATION)	In January 2020 the Roads Committee agreed the introduction of Evie car club spaces with electric charging points in the Parade (Eastern Arm). Evie car club vacated these spaces in July 2021, and they have remained unused for a period whilst the Parish awaited the necessary legislative changes to be implemented to convert these spaces to the first on-street charging points.

	<p>Legislative changes to the Road Traffic (Jersey) Order 1996 are ready to be signed by the Infrastructure Minister. However, on reviewing the spaces the JEC has determined that the layout and position of the spaces would cause an issue to motorists connecting to the charger.</p> <p>Ian Wilson and Daniel Buttler-Hawks from the JEC explained they were seeking the Roads Committee approval to adjust the parking by swapping one of the Doctors spaces with one of the electric charging spaces.</p> <p>(AS) advised the Government Property Holdings Department has approached the Parish about having some spaces outside the new Cyril Le Marquand House. A meeting will take place in a couple of weeks' time to discuss this, and then a formal approach will then be put to the Roads Committee.</p> <p>(IW) advised discussions had taken place with the Government about another site, and although there has been no agreement, it is possible the Government could use of the charging points in the day and the public at night.</p> <p>The majority of Roads Committee members approved the relocation of the parking spaces, however (TV) wasn't in favour.</p>
PLANNING APPLICATIONS	
105/2023 RP/2023/0644 INDIAN COTTAGE, 78 NEW STREET, ST HELIER, JE2 3TE	<p>REVISED PLANS to P/2022/0651 (Demolish existing building consisting of a vacant ground floor restaurant with single dwelling unit above. Construct 2, one-bed and 2, two-bed residential units. Provide communal electric bike storage and bin store. 3D Model available): Construct third floor level to create 1, one-bed flat.</p> <p>The Committee approved the draft comments detailed in the planning report dated 06TH September 2023 (refer to documentation attached)</p>
106/2023 P/2023/0635 LAND PARCEL REAR OF ROYAL BANK COURT, COLLEGE HILL, ST HELIER	<p>Excavate ground level to construct 4, two-bedroom apartments, 1, one-bedroom apartments. Construct retaining granite wall and new vehicular access onto College Hill. 3D Model available.</p> <p>The Committee approved the draft comments detailed in the planning report dated 06TH September 2023 (refer to documentation attached)</p>
107/2023 5 RAINBOW, GARDEN LANE, ST HELIER, JE2 3YE	<p>RETROSPECTIVE: Convert one two-bedroom dwelling into 2, one-bed apartments.</p> <p>The Committee approved the draft comments detailed in the planning report dated 06th September 2023 (refer to documentation attached)</p>
108/2023 P/2023/0685 RANDALLS LIMITED, PO BOX 43 CLARE STREET, ST HELIER, JE4 9NB	<p>Partial change of use of ground floor from Class A - Shop to Class B - Cafe & Restaurant.</p> <p>The Committee approved the draft comments detailed in the planning report dated 06TH September 2023 (refer to documentation attached)</p>
109/2023 AGREED DECISIONS	<p>The following decisions were agreed:</p> <ul style="list-style-type: none"> • Agreed JEC would upgrade the Parage electric charge point. • Press release advising three new working groups have been set up, Parking, Litter, Scooters and Cycles.
NEXT MEETING	The next meeting will take place on Wednesday 11 th October 2023.

1. Indian Cottage, 78 New Street, St. Helier, JE2 3TE

RP / 2023 / 0644

REVISED PLANS to P/2022/0651 (Demolish existing building consisting of a vacant ground floor restaurant with single dwelling unit above. Construct 2 no. 1 bed and 2 no. 2 bed residential units. Provide communal electric bike storage and bin store. 3D Model available): Construct third floor level to create 1No. one bed flat.

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

1. Roads Committee notes that the proposal is for alteration to the third floor 1-bed unit that has already been approved so that it is increased in size to provide accommodation for two persons. Roads Committee notes that the application has planning permission in place for 2 no. 1-bed units and 2 no. 2-bed units.
2. As per the Roads Committee's previous consultation comments, reference P/2022/0651, the comments still stand for this revised application.
3. Roads Committee notes that the site being restrictive does not lend itself to the provision of car parking, on which the Committee would normally insist as this is a new development. The Committee welcomes the provision of 6 no. cycle parking spaces with electric charging. The parking spaces are accessed via Garden Lane. The revised application is to increase the size of the 1-bed unit for an additional person; an additional cycle parking space should therefore be provided.
4. It is noted that there will be provision of 2 no. cycle hoops on New Street (providing cycle parking for 4 no. cycles) as part of the public realm improvements which the applicant will need to discuss and agree with I&E.
5. Roads Committee welcomes the proposed extension to the footpath and notes that the First Floor will overhang over part of the widened footpath where the bicycle/bin store area is located. It is noted that there will be a clear headroom of 2,580mm. The applicant is to transfer to the Parish the widened footpath allowing for the property to overhang over part of the extended footpath up to the applicant's existing site boundary. The costs associated with the transfer and construction of the new widened footpath are to be met in full by the applicant. The specification for the footpath is to be agreed by the Parish, and the work to the footpath is to be undertaken by a Parish-approved contractor.
6. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or realign/renew service boxes liaising with the appropriate utility company. Obsolete dishered kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good the asphalt for the full width and length of the dishered area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good 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's 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.
7. Applicant is to note that the cost for removal and relocation of any street furniture or utilities, for example lampposts, bollards, bike racks, etc, and subsequent making good to road and pavement surfaces due to this application, is to be at the applicant's cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
8. That any windows and/or doors 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 mean that the Parish will take action against the applicant/owner under the

Highways Encroachments (Jersey) Regulations 1957.

9. That no part of the foundations of the building may project under the public highway. The applicant should note that contravening this condition will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
10. The refuse store/collection arrangements, refuse separation, and recycling strategy is to be agreed in detail with the Parish's Refuse Manager.
11. That notwithstanding the above comments, this submission should be referred to Government's 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=RP/2023/0644>

2. Land Parcel rear of Royal Bank Court, College Hill, St. Helier

P/2023/0635

Excavate ground level to construct 4No. two-bedroom apartments, 1No. one-bedroom apartments. Construct retaining granite wall and new vehicular access onto College Hill. 3D Model available.

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

1. Roads Committee notes that the applicant received planning permission for the one 4-bedroom dwelling on the site (P/2020/1072). The applicant subsequently demolished the existing building under the previously approved application and has now left the site as a building site. The applicant is now making a new application.
The application is for 3 no. 2-bed units, 1 no. 2-bed unit and 1 no. 1-bed unit. There is provision of 5 no. cycle bays within the basement - one bay being provided per unit of accommodation, and there is a further larger space for oversized cycle parking. Electric charging is provided to the unit 5 cycle parking bay. There is one parking space per unit of accommodation being provided within the proposed basement.
2. The plans lack the dimensions for each cycle parking bay and therefore it is difficult to ascertain if the space provided is sufficient. The applicant is to ensure that the bays assigned to each unit are able to meet the minimum standard of 1 no. cycle bay per bedroom and that electric charging is provided, as it seems only unit 5 has electric cycle charging facility.
3. The Parish recommends the provision of a workbench and cycle wash facility in the basement.
4. The Parish welcomes the provision of 1 car parking space per unit; as the plans lack dimensions, it is important that each parking space meets minimum parking standards and ideally caters for the new parking standards under development by Government. The minimum dimension should be 2.4m x 4.8m although ideally, to meet the upcoming revised standard, 2.5m x 5.0m per parking space.
5. Each car parking space should include electric charging facility.
6. The applicant will need to ensure that the Parish is able to service the building in terms of refuse and ideally refuse should be undertaken off-street. Having cars crossing a busy footpath to the lay-by is a concern: the applicant is to advise how the proposed bay will be controlled to avoid

cars parking on the lay-by overnight and causing a road safety issue.

7. Roads Committee has concerns with the proposed lay-by design. If used by a large vehicle such as a refuse lorry it will result in overhanging the footpath which is unacceptable as it is imperative that the pavement is not compromised by a vehicle parked on the pull-in bay. The pull-in bay width is not consistent as it narrows, and depending on where a vehicle stops on the lay-by it will overhang the footpath. The length of the bay is not indicated, and it is questionable whether a refuse lorry would be able to fit in the proposed bay and safely park without obstructing the footpath, and also pull out of the bay as the driver will require clear visibility for pedestrians and other road users.

Therefore, the applicant must commission and provide Road Safety Audits on the proposed bay, undertaken by an independent and appropriately qualified Roads Traffic Engineer and with Levels 1, 2 and 3 to be undertaken, especially as this route is used by school children and the concerns with overhanging across the footpath due to the bay at its narrowest point possibly being an issue for refuse vehicles.

8. Roads Committee requests, as part of public realm improvement and as suggested by the consultation response from Government's Infrastructure and Environment Department (I&E), that access for road safety is improved at the junction of College Hill and Pleasant Street by Victoria College Preparatory School by the provision of a raised table due to the existing footway being narrow. Parking on and off the street causes carriageway width reduction, traffic disruption and visibility obstructions. Providing a raised table will give priority to pedestrians and help reduce speed. The raised table design is to be agreed with I&E and the Parish. The raised table design and associated Road Safety Audits (Levels 1, 2 and 3) are to be undertaken by a qualified traffic engineer(s). The applicant is to construct the raised table using approved Parish contractors.

9. That no doors may open outwards over the Public Highway. The applicant should note that contravening this condition will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

10. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.

11. That any new or altered access must be surfaced in a hardbound 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.

12. 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's 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.

13. 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's 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.

14. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or 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 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 red and/or black asphalt may be required for making good 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's 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.

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

16. The applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Government's Infrastructure & Environment Department, available online at: <https://www.gov.ie/travel/roads/pages/roadhousingdevelopment.aspx>. Everything in the visibility areas so formed, including gates, pillars, walls and plant growth, to be permanently restricted in height to 900mm above road level in perpetuity.

It is noted that the applicant has not indicated any visibility splays on the drawings, and therefore it has not been shown or prove that there will be sufficient visibility for drivers exiting the basement car park.

17. 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.

18. 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. The applicant should note that contravening this condition will mean that the Parish will take action against the applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

19. The refuse store/collection arrangements, refuse separation, and recycling strategy is to be agreed in detail with the Parish's Refuse Manager.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0635>

3. 5 Rainbow, Garden Lane, St. Helier, JE2 3YE

P/2023/0675

RETROSPECTIVE: Convert 1No. two-bed dwelling into 2No. one-bed apartments.

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

1. Roads Committee notes that the application is a retrospective application for the conversion of one dwelling to create 2 no. 2-bed units. The

property has no car parking provision as the site does not lend itself as being able to provide this.

2. Roads Committee requests that the applicant provides at least one secure off-street bicycle parking space per bedroom with electric charging facility. The applicant should consider sufficient space for adapted larger cycles such as cargo cycles.
3. The applicant could explore the options of off-street motorcycle parking with electric charging.
4. The refuse store/collection arrangements, refuse separation, and recycling strategy is to be agreed in detail with the Parish's Refuse Manager.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0675>

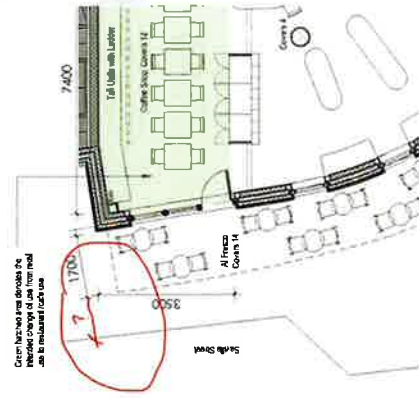
4. Randalls Limited, PO Box 43 Clare House, Clare Street, St. Helier, JE4 9NB **P/2023/0685**

Partial change of use of ground floor from Class A - Shop to Class B - Cafe & Restaurant.

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

1. Roads Committee notes that the application is for the conversion of part of the Ground Floor to create a restaurant with associated al fresco space on the public footpath.
2. The applicant is to be aware that the approval of this application does not provide approval for the al fresco, which is on Parish pavement. The applicant will need to formally apply for permission to the Parish directly for an al fresco licence. Full details and application form can be found on the Parish website, sthelier.je.

It should be noted that the al fresco drawing raises concern on Saville Street as the footpath will be narrowed to an unacceptable amount. The applicant will need to provide further measurements and detailed drawings showing the clear space provided to pedestrians with the introduction of this al fresco.



3. The refuse store/collection arrangements refuse separation and recycling strategy is to be agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0685>

5. Field No. H1115, La Grande Route de St. Jean, St. Helier

P/2023/0725

Erect 2 polytunnels, a community building with solar panels, ancillary structures and a wildlife pond. Form outdoor learning centre/forest school.

The Roads Committee supports this application.

1. Roads Committee is very supportive of this application as it will provide community facilities to the already popular GROW Jersey Project on the Parish-owned field, providing an inclusive community horticultural project which is already well used. The Parish of St Helier is actively partnering with GROW co-founders.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0725>