



PARISH OF ST HELIER

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ROADS COMMITTEE MEETING

Wednesday 6 September 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 9 August 2023 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: electric charging in Parade – relocation of parking (Presentation)
- A6. For decision: To consider recent planning applications.
- A7. Agreed decisions.

'B' AGENDA ITEMS

- B1. To approve minutes of meetings held on 9 August 2023 ('B' Agenda items).
- B2. Matters arising.
- B3. For discussion: St Helier Parking presentation.
- B4. For decision: Update proposals for changes to Westmount Road as part of Overdale Hospital changes. (Presentation).
- B5. Lodging items for forthcoming Roads Committee meetings.

Dates of 2023 meetings:

Friday 8 September 2023 (Visite du Branchage et Chemin)	Wednesday 11 October 2023 (Roads Committee)
Wednesday 15 November 2023 (Roads Committee)	Wednesday 6 December 2023 (Roads Committee)



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, 09th AUGUST 2023 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr T Vibert (TV) Mrs H Hubbell (HH) Mr Bernie Manning (BM) Mr K Proctor (KP)
IN ATTENDANCE	Mr S Alves (Head of Infrastructure) (SA) Mr A Sartin (Streets Inspector) (AS) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) ES Mr C Burgher Town Centre & Events Manager (CB)
APOLOGIES	The Very Rev'd M Keirle (MK), Mr Andrew Sugden (Chief Executive Officer) (AS), Mr A Sty (Infrastructure Manager) (AS)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 12 th July 2023 were agreed.
MATTERS ARISING	The Constable explained that the Procureurs du Bien Public would no longer be invited to attend the Roads Committee meetings along with Roads Committee Members. However, they were more than welcome to attend as members of the public. Following a Court case in March 2021 involving a Constable and Procureurs from another Parish, the Court ruling recommended the Comité des Connétables establish a "job description" for the important role of Procureur, following consultation with the Procureurs de Bien Public. The outcome was that the office of the Procureur du Bien Public and members of the Roads Committee are incompatible. The Procureur du Bien Public should be independent, and therefore it would not be appropriate for him or her to serve on other bodies that receive funds from the Parish." Article 4 of the Connétables (Miscellaneous Provisions) (Jersey) Law 2012, outlines that the Senior Procureur du Bien Public, can chair the Roads Committee in the Constable's absence. The majority of the Roads Committee expressed disappointment at the decision, as they felt they benefited from the Procureurs knowledge and years of experience. A Committee member stated that while they appreciated the Procureurs input, from a governance perspective, they are not members of the Committee and could be seen by the public as influencing the decisions.
85/2023 CHARLES STREET PROPOSED NEW UNLOADING BAY	Previous minutes refer 75/2023 It was asked when the parking sub-group would hold its first meeting. The group was advised that the first meeting would take place in September and then every two weeks until the autumn.
86/2023 HALKETT STREET REFURBISHMENT UPDATE	The Committee approved in principle the refurbishment of Halkett Street precinct and the draft scheme for the section between Beresford Street and Hillgrove Street, which has been earmarked for refurbishment since 2014. Renaming Halkett Street: The Parish is proposing to rename Halkett Street

	"Rue Ivy Forster" in celebration of the first female Deputy in Government. The renaming of Halkett Street will be subject to Parish Assembly approval. If the Committee approves the name in principle, public engagement will take place prior to the matter being presented for formal adoption to a Parish Assembly at the end of August. The Committee was requested to, firstly, formally support proposals for the street refurbishment and, secondly, support the proposed name change to Rue Ivy Forster. The following comments were made by the Roads Committee: Scheme plan: The Committee supported the plans, asking that the following be considered or added: • Could the archway be curved rather than straight and is it possible for it not to be attached to the adjoining buildings. If possible, a revised design was requested for further consideration. • The Committee requested the arch be delivered with the completion of the paving. • the engraved paving street name is welcomed; however, could there also be one placed at the Hillgrove Street junction? • Concerns were raised about the cobbles at the junction of Hilgrove Street and Halkett Street, as they prove difficult for those with disabilities. The Committee was advised that Libra (Access and Construction), did not highlight this as an issue. However, the Parish will double-check this with them. • The use of quality granite was supported; however, the cost, estimated at £580k, of the development far exceeds the budget of £350,000. The Parish is liaising with the Government Infrastructure Minister to obtain additional funding. The Constable is to request a response for funding from the Minister, so that work can begin in January 2024. Road Name: The Roads Committee was supportive of the name change, which will be on the agenda of the Parish Assembly 30 August 2023, at 7p.m. The Committee asked the following: • If the name change is adopted, the Roads Committee suggested a plaque be designed with the former name of the street and details of the person for whom it was named. • The Committee asked about public consultation, they were advised that display boards would be erected as part of the consultation and would be situated in one of the streets empty premises. The Town Centre Manager has undertaken initial door-to-door consultations with traders and residents, and feedback was positive. The Roads Committee was happy to approve, subject to the name change being approved at a Parish Assembly.
87/2023 VALLEE DES VAUX IMPROVEMENTS – PHASE 1	On January 27, 2021, the Roads Committee approved in principle a host of changes to Vallée des Vaux. As part of this work, the department appointed a traffic engineer to work up the scheme incorporating the changes the Roads Committee had approved in principle. Due to financial constraints, it was agreed that the Parish would undertake these works on a rolling programme, with the intention to prioritise the installation of a virtual footway, associated bollards and road marking. It is proposed to undertake the following work, Phase 1, which has a £100k maximum budget allocation. This will see the creation of a virtual path along the road, thereby reducing the width of the road at its widest points and separating road users from pedestrians by using fixed posts. The central white markings will be removed, and road signage improved. The Roads Committee was asked to approve the Phase 1 works. However, the Committee is aware that any work not able to fit into Phase 1 will be moved to Phase 2. The department is committed to undertaking as much of the work as possible for Phase 1, but this is subject to tenders being received. If the Committee approves the works, final design and consultation will commence, with the changes being complete by the end of April 2024.

	This was approved by the committee with four votes in favour and two votes against.
88/2023 RENAMING VALLEE DES VAUX PARISH GARDEN	At a Roads Committee meeting in October 2020, the Constable advised that the Rotary Club requested that the Roads Committee consider naming the small garden area situated off Vallée des Vaux and in Parish ownership, as the "Parish of St Helier Peace Garden". Permission was requested to erect a symbolic Rotary Peace Pole in a suitable corner of the garden. The Committee is asked to approve at no cost to the Parish the proposed name "Parish of St Helier Peace Garden" and the placement of a Peace Pole, its position to be agreed upon with officers. The Committee approved the garden being named "Vallée des Vaux Peace Garden" rather than St Helier Peace Garden. Members were supportive of the peace pole, however, to make a final decision the Committee requests details of the pole – i.e., colour/finish, material, etc, as the Committee wants to ensure that the material and colour used for the pole works in harmony with the garden.
89/2023 TRANSPORT STRATEGY DISCUSSION AND SET UP SUB-COMMITTEE TO LOOK AT SCOOTERS & ILLEGAL CYCLING ON PAVEMENTS	At the meeting held on 7th June 2023, the Committee requested that Parish Officers produce guidance for discussion towards a St Helier parking strategy, which will feed into the Government of Jersey's Infrastructure & Environment department's strategic policies and any necessary legislation changes. Roads Committee members expressed a wish to set up a working group to look at the issues of e-scooters and illegal cycling on pavements. (TV) agreed to chair the sub-group, with (BM) (HA) and (JL) agreeing to be members. The Parish will circulate to the Committee the 2005 St Helier transport strategy. The sub-group will present their plan at the next Committee meeting. The set-up of the sub-group was unanimously approved by the Committee.
90/2023 CIGARETTE AND CHEWING GUM LITTER CAMPAIGN	The Constable has recently raised the issue with the Chief of Police, asking him if the police can consider enforcing the littering law. The Chief of Police agreed that some exhibition penalties need to happen to get the message out to the public. (KP) was nominated as campaign lead/champion and will be setting up a working group to devise a plan and report back to the Committee
91/2023 14 JULY VISITE DU BRANCHAGE REPORT	91 polite notices were delivered in the two-week period, prior to the Visite. The infrastructure department highlighted 3 predetermined 'points of interest' to be visited. The party of nine, escorted by the Honorary Police, left the Municipal Services Depot at 09:30. The next Branchage date is 8th September 2023.
92/2023 REVISED ROAD 2023/24 PROGRAMME	At the Rates Assembly on 2 August 2023, the rate set impacted the roads projects and maintenance list, previously approved by the Committee. A revised projects and maintenance list has been circulated which is based on the approved budget. The Parish will undertake the work in priority order. Any postponed projects will be carried forward to the next financial year. The costs provided are estimates and not fixed costs. The costs may vary depending on unforeseen items, they are very much influenced by the construction market, rising materials costs and RPI, which are out of Parish control. All members unanimously adopted the newly revised 2023/2024 road programme.
PLANNING APPLICATIONS	
93/2023 P/2023/0508 73 GREAT UNION ROAD, ST HELIER, JE2 3WA	Change of use of existing ground floor commercial unit to create a 1 two-bed residential unit. Construct 2 storey extension to West elevation to create a 1 two-bed and 1 one-bed residential units. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
94/2023 p/2023/0537 LA COLLETTE	Closure and aftercare of the Eastern Headland, including capping, restoration, and landscaping. RETROSPECTIVE: Construction of waste containment cells (hazardous and inert) and leachate management at Eastern Headland of La

RECLAMATION SITE 2, LA ROUTE DE VEULLE	Collette site. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
95/2023 RP/2023/0535 GREENCOURT, GREEN STREET, ST HELIER, JE2 4UG	REVISED PLANS to P/2021/1297 Construct 2, three-bed and 1, four-bed dwellings and a block of 1, one-bed and 5, two-bed residential units to west of Greencourt with associated parking and landscape. 3D Model available. AMENDED DESCRIPTION. Design changes to elevations. Site plan and 3D Views. Submission of additional supporting documents. AUGUST 2022 - NEW PROPOSAL SUBMITTED: Restore and refurbish existing Listed Building. Construct a 4-storey apartment block in north-eastern part of the site, to contain 7, two-bedroom units, 2 one-bedroom units, and a roof terrace. Construct a pair of two-storey semi-detached three-bedroom houses in southern part of the site. Form parking courtyard between the new buildings with two car ports. Form new vehicle access to the north from adjacent property. Associated landscaping scheme, to include the retention of some existing trees and planting. 3D model updated. Detach approved dwellings and enclose car ports to create 2no single garages. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
96/2023 P/2023/0552 QUEENSWAY HOUSE, HILGROVE STREET, ST HELIER, JE2 4SL	Change of use of basement UNIT 2, UNIT 3, AND UNIT 4 from Class A retail to Class H Sport and Fitness and internal alterations to ground and basement level. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
97/2023 P/2023/0573 19, ST SAVIOURS ROAD, ST HELIER, JE2 4GJ	Demolition of all buildings forming 19 St. Saviour's Road and the construction of 7, two and three-bed dwellings, associated private gardens and cycle stores, communal gardens and refuse store, and visitor cycle storage. Lower part of southern boundary wall. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
98/2023 P/2023/0586 THE NORTHERN QUARTER (FORMER BOA WAREHOUSE) LA RUE LE MASURIER, ST HELIER. JE2 4YE	Partial change of use of existing ground floor commercial area to create Coffee Shop/Drop-In Centre to Commercial Unit. Create ramped and stepped access and reconfigure roadside planter to East elevation. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
99/2023 P/2023/0626 THE FLAT, 29 LE GEYT STREET, ST HELIER, JE2 3RJ	Construct a garage extension with first floor terrace and privacy screen. Extend existing dormer window and convert window to door to South Elevation, replace 2 windows to North Elevation, replace 2 windows and install 1 window and 2 doors to Northwest Elevation. Repair and replace roof tiles where necessary, repair cracked render, various internal alterations. The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
100/2023 P/2023/0587 LAUNDRETTE, DOLPHIN HOUSE, 52 LA COLOMBERIE, ST HELIER, JE2 4QA	REVISED PLANS to P/2019/1479 Convert part of ground floor and first and second floor from office to form 11 one-bed and 11 two-bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store, reconfigure parking layout and install bike rack to courtyard & RP/2021/1209 Alter housing mix to form 12 one-bed and 10 two-bed residential units. Various internal layout alterations and external alterations to materials & P/2022/0330 Change of use of part of ground floor from Class A – shop to create 2 one-bed residential units. Various internal and external alterations. AMENDED The Committee approved the draft comments detailed in the planning report dated 09th August 2023 (refer to documentation attached)
101/2023 AGREED DECISIONS	The following decisions were agreed: • Vallée des Vaux improvement – Phase 1 • Halkett Street refurbishment • Sub-Committee set up Scooters and illegal cycling. • Sub-group set up cigarettes and chewing gum campaign. • Renaming of Vallée des Vaux Peace Garden
NEXT MEETING	The next meeting will take place on Wednesday 06 th September 2023.



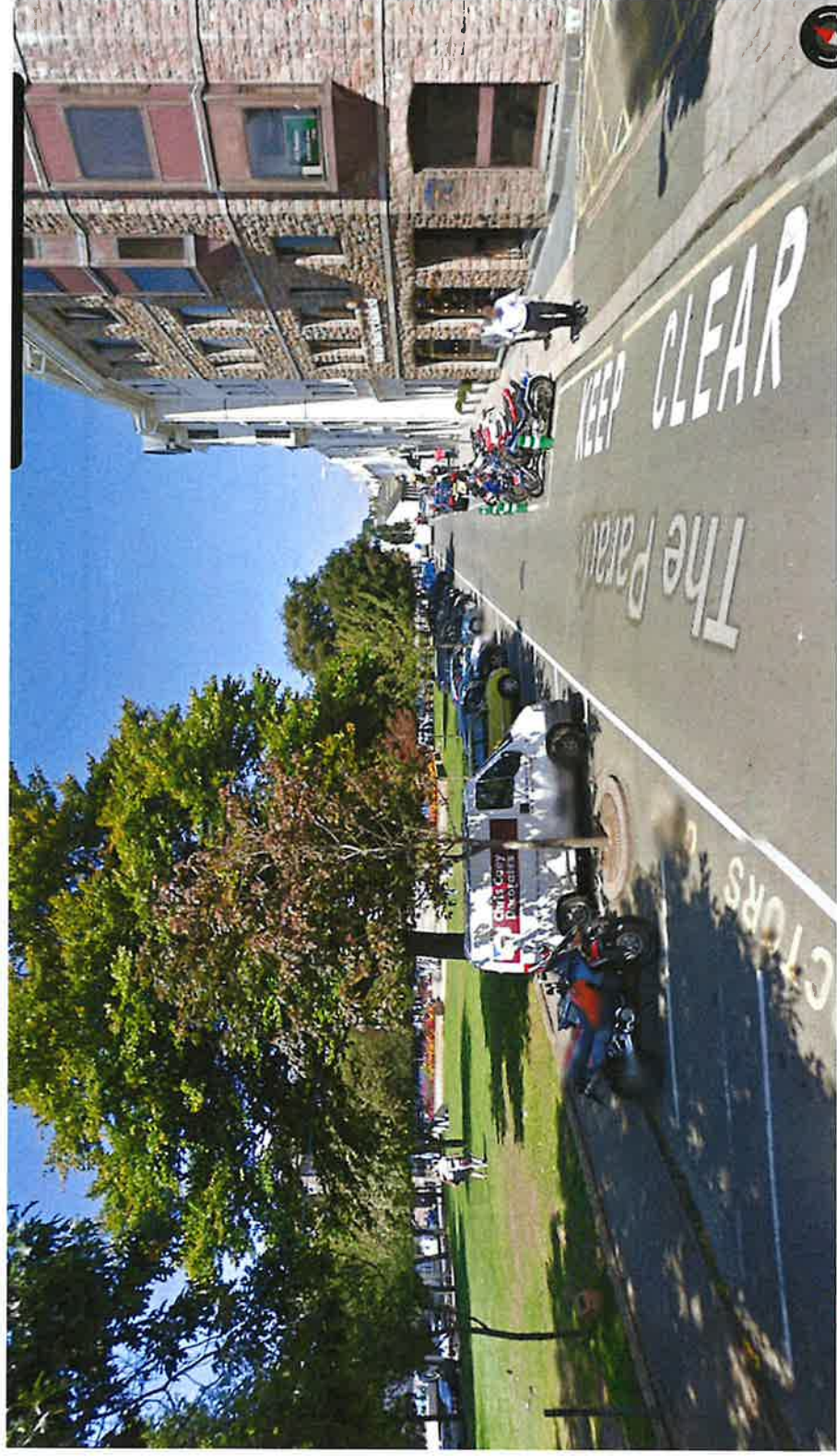
The Parade EV Charge Point upgrade

Name: Ian Wilson
Date: 9 September 2023



Inspiring a zero carbon future

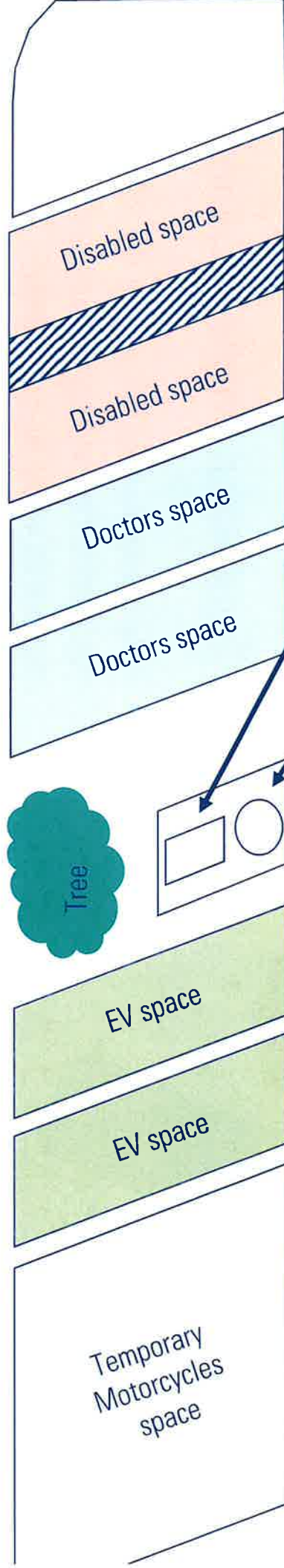
Location



Current layout



The Parade



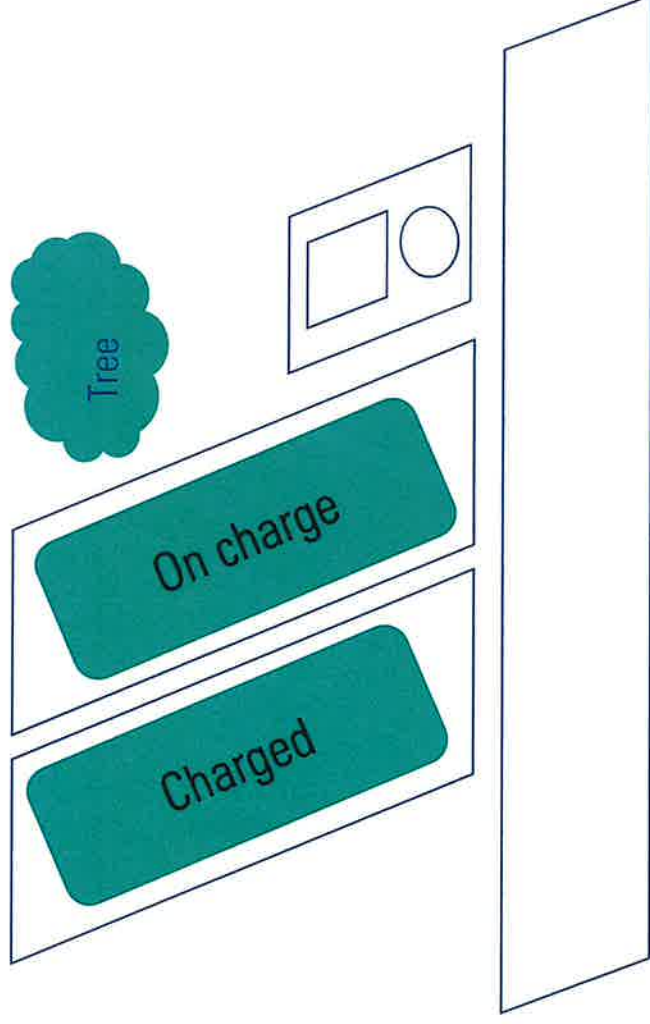
Kerb

EV meter kiosk

EV charge point

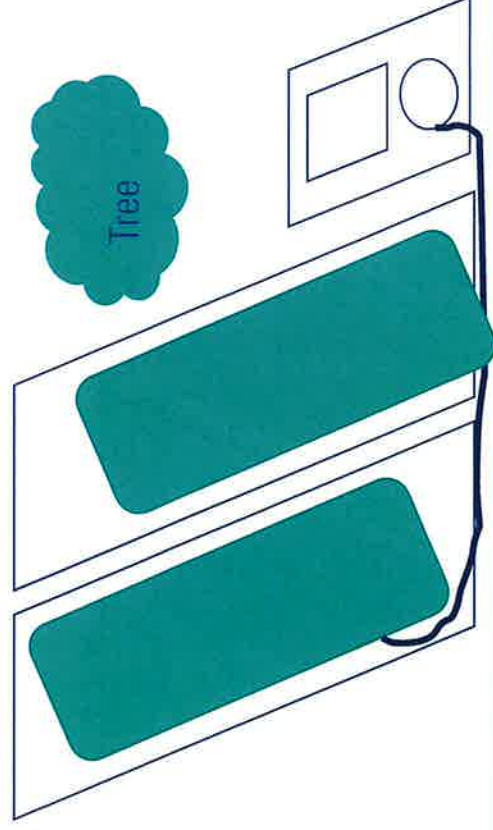
Park

So what did we do this in the first place



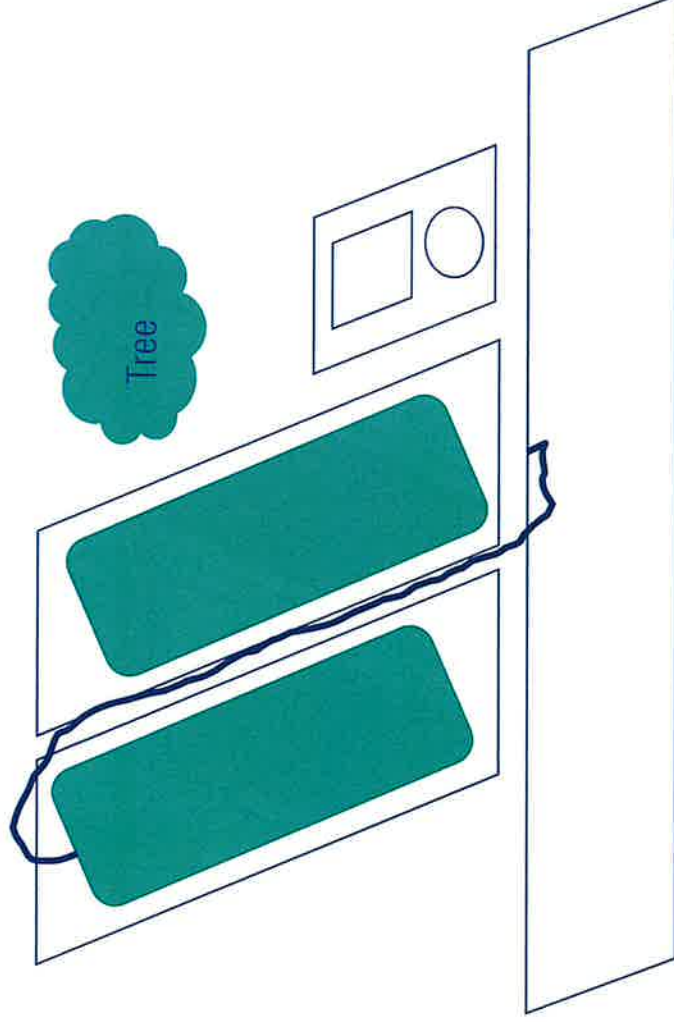
- The spaces were requested by EVie car club
- Once allocated, charging was requested
- The initial request to install the chargepoint between the Evie spaces was rejected in favour of what was installed
- Evie would rotate their vehicles and only connect the closest vehicle to the closest socket

Current Issue if this is made public



Lead could get trapped against the kerb by another vehicle

Current Issue if this is made public

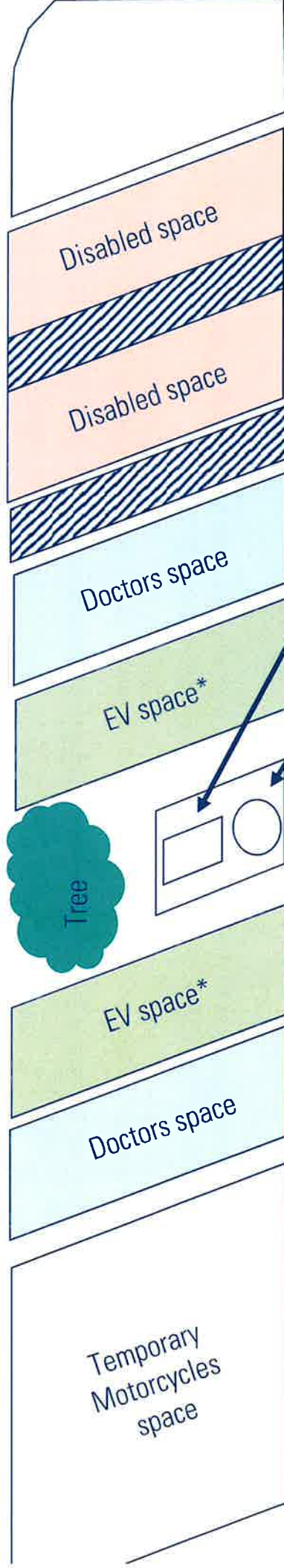


Lead will not reach when cars have front charging socket

Proposed layout



The Parade



Kerb

EV meter kiosk

EV charge point

Park

** Note – these will be 'paid parking' in line with current arrangements for EV's*



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1. 73, Great Union Road, St. Helier, JE2 3WA

P/2023/0508

Change of use of existing ground floor commercial unit to create a 1no. two bed residential unit. Construct 2 storey extension to West elevation to create a 1no. two bed and 1no. one bed residential units.

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

1. Committee notes this application is for the conversion of the ground floor commercial into a 1 no. one-bed unit of accommodation with an office or second bedroom. The existing residential units on the floors above providing 1 no. one-bedroom unit and 1 no. studio apartment are being converted to provide on the first floor 1 no. two-bed unit of accommodation and on the second floor a 1 no. one-bed unit of accommodation. In total a proposal for at least 5 no. bedrooms, and office space on ground floor which could potentially be a further bedroom.

Provision has been made for dedicated cycle storage for each apartment. The upper floor apartments have secure cycle lockers allocated located on the ground floor. These lockers could also be used for prams. The ground floor apartment also has a bicycle locker and additional space for bikes in the studio/office space.

Due to site size restrictions, it is not possible to provide off-street car parking.

2. 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. 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.
4. 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.
5. 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.
6. The cycle parking provided should include electric charging and be of sufficient size to accommodate larger-sized cycles, such as cargo cycles. There should be at least one bicycle parking space per bedroom provided - it is unclear how many cycles are being accommodated in the development.
7. The applicant should refrain from storing electric bicycles within the living accommodation - cycle storage in the office space is mentioned, as this presents a fire risk.
8. The refuse store/collection arrangements, refuse separation and recycling strategy to be agreed in detail with the Parish's Refuse Manager.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0508>

2. La Collette Reclamation Site 2, La Route de Veulle

P/2023/0537

Closure and aftercare of the Eastern Headland, including capping, restoration and landscaping. RETROSPECTIVE: Construction of waste containment cells (hazardous and inert) and leachate management at Eastern Headland of La Collette site.

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

1. The Committee notes that the application is for continuation of storing hazardous building materials on site.
2. Committee requests that the applicant explore alternatives to storing hazardous materials on site which will leave a long-term problem for future generations to have to address. Government should be exploring alternative options to reduce the need to store hazardous materials. The proposed lined pits for the storage of the hazardous materials have a design life.

The Government has been aware of this issue for a considerable amount of time; it is concerning that nothing more positive has been considered or investigated since Government were made aware of the issues. Committee is mindful that there is no easy solution; however, simply burying the hazardous materials is not addressing the issue and will leave this problem for future generations to address.

3. If Planning is minded to approve this application, approval should be conditioned for a short-term basis to provide Government with a cut-off date, by which time Government must have researched and explored all avenues to reduce the amount of toxic materials and have in place a more robust storage solution.

4. In terms of transport, there is no change or additional impact on the road network. It is noted that the roads leading to the reclamation site are under the administration of the Government of Jersey's Infrastructure and Environment team. Therefore, 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/2023/0537>

3. Greencourt, Green Street, St. Helier, JE2 4UG

RP/2023/0533

REVISED PLANS to P/2021/1297 (Construct 2 no. 3 bed and 1 no. 4 bed dwellings and a block of 1 no. 1 bed and 5 no. 2 bed residential units to West of Greencourt with associated parking and landscape. 3D Model available. AMENDED DESCRIPTION. Design changes to elevations. Site plan and 3D Views. Submission of additional supporting documents. AUGUST 2022 - NEW PROPOSAL SUBMITTED: Restore and refurbish existing Listed Building. Construct a 4-storey apartment block in north-eastern part of the site, to contain 7 no. 2-bedroom units, 2 no. 1-bedroom units, and a roof terrace. Construct a pair of 2-storey semi-detached 3-bedroom houses in southern part of the site. Form parking courtyard between the new buildings with two car ports. Form new vehicle access to the north from adjacent property. Associated landscaping scheme, to include the retention of some existing trees and planting. 3D model updated.) Detach approved dwellings and enclose car ports to create 2no single garages.

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

1. Committee notes that the proposal is an amendment to the previous application, reference P/2019/1589, which was withdrawn in September 2020. This revised proposal provides:

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 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.
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

Accommodation

- 1 no. 4-storey apartment block consisting of 7 no. 2-bedroom units, 2 no. 1-bedroom units
- 2 no. 2-storey semi-detached 3-bedroom houses in southern part of the site

Cycle parking:

- Cycle parking consisting of 8 no. 2 bike store units, 2 no. 3 bike store units and 3 no. Sheffield stands for visitor specs for 3 no. cycles - a total of 22 no. residents' cycles (providing ratio on one cycle per bedroom) and 3 no. visitor cycle spaces

Car parking

- Parking is provided in the courtyard between the new buildings with two carports = 16 no. car parking spaces
- Detach approved dwellings and enclose carports to create 2 no. single garages.

2. The cycle parking provided should include electric charging and be of sufficient size to accommodate larger-sized cycles, such as cargo cycles. There should be at least one bicycle parking space per bedroom provided - it is unclear how many cycles are being accommodated in the development.

3. Car parking spaces to include electric charging .

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

5. 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=RP/2023/0533>

4. Queensway House, Hilgrove Street, St. Helier, JE2 4SL

P/2023/0552

Change of use of basement UNIT 2, UNIT 3, AND UNIT 4 from Class A retail to Class H Sport and Fitness and internal alterations to ground and basement level.

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

1. Roads Committee notes that the proposal is for a change of use of the existing retail unit to Class H Sport and fitness to the basement and various changes at ground floor level retail units. It should be noted on the upper floors first, second and third floors that there are 14 no. 1 bed units + 18 no. 2 bed units.

The Roads Committee welcomes the introduction of the "Public Lane" linking Queens Street with Hilgrove Street

2. Off street cycle parking should be provided for the proposed fitness centre users and staff and should include electric charging and be of sufficient size to accommodate larger-sized cycles, such as cargo cycles. This should be in addition to cycle parking for the existing retail units on ground floor and residential units on the upper floors.

The applicant should refer to previous planning application comments that the Roads Committee submitted (reference P/2021/1962). The provision of only 10 no. cycle parking spaces for the property as currently shown is significantly low and should be increased to allow for one cycle space per bedroom, cycle parking spaces should also be provided for the retail and proposed fitness areas for customers and staff.

3. Roads Committee expresses concern about the unsightly bin storage area as the Parish receives complaints about the state of the bin area, which detracts from Hilgrove Street (French lane), which is a popular walking route. The bin area behind open fencing is creating significant issue for traders/residents in the area as overflowing bins, fly tipping, regularly occurs creating significant foul odours from the bin store area which is attracting vermin resulting in complaints. This detracts from this popular walking route as it is spoiled by this bin area behind fencing which is visible with unpleasant odours from the bins. The applicant is requested to implement improvements to the design of the bin store to address issues identified above, the bin store should not be open to the public to view the unsightly and messy bin store area.
4. The requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway.
5. 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. It is noted that the proposal is for the large gates to the refuse bin store to open outwards, this needs to be changed to open inwards.
6. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
7. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0552>

5. 19, St. Saviour's Road, St. Helier, JE2 4GJ

P/2023/0573

Demolition of all buildings forming 19 St. Saviour's Road and the construction of seven no. two and three bed dwellings, associated private gardens and cycle stores, communal gardens and refuse store, and visitor cycle storage. Lower part of southern boundary wall.

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

1. Roads Committee notes that the proposal is for the replacement 2 no. existing dwellings with 7 no. new two and three bedroom dwellings with private and communal amenity space, private / public cycle storage and refuse storage. Bike Storage facilities are provided to each dwelling with the provision of 5 no. cycle parking spaces per dwelling and a further 4 no. Evie cycle parking spaces/visitor spaces are being provided.

It is proposed that each household is provided with a 12 month subscription that provides credit, which can be used across the entire Evie network: pay-as-you-go e-bikes, cars and vans or an e-bike subscription, where residents can store the e-bike at home in the private bike store.

It is noted that no car parking or servicing bays are being provided.
2. **Off street cycle parking provided is to include electric charging and be of sufficient size to accommodate larger-sized cycles, such as cargo cycles.**

3. The Roads Committee raises concern that there has been no consideration given to providing any car parking especially as there could have been scope for underground car parking to be considered.
4. Roads Committee raise concern that there is no car parking provision being provided or off-street serving bay and suggest that there should be consideration given to introducing a car club parking space and off-street service bay within the development as a minimum. Residents in St Helier should have access to off-street car parking wherever possible and consideration should have been given to providing a basement car park or other car parking provision for this new build development.
5. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
6. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0573>

6. The Northern Quarter (Former BOA Warehouse), La Rue le Masurier, St. Helier, JE2 4YE P/2023/0586

Partial change of use of existing ground floor commercial area to create Coffee Shop/Drop-In Centre to Commercial Unit 01. Create ramped and stepped access and reconfigure roadside planter to East elevation.

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

1. Roads Committee notes that the proposal is for the partial change of use of 68 sqm of ground floor into a coffee shop which forms part of the overall masterplan for the Northern Quarter site (formally known as the BOA Warehouse). This application will involve reconfiguring the layout to form a new Coffee Shop / Drop-in Centre to the current East area of the commercial unit. The intention is that this area will be accessed separately from the West area with access being from La Rue Le Masurier via a ramped/stepped approach.

There will be no changes to the south elevation, onto the access road, other than glazing on the west facing wall adjacent to the 3 external parking spaces.

The coffee shop/drop-in centre will be a separate operation to the building supplies business. The coffee shop will not incorporate kitchen prep for hot food, but will offer pre-prepared light food and coffees etc for consumption on the premises. It is anticipated that the food available will be cakes, pastries, sandwiches and similar. The operator intends that the premises will act as a community & social space for residents in addition to its function as a coffee shop.

2. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
3. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0586>

7. The Flat, 29, Le Geyt Street, St. Helier, JE2 3RJ

P/2023/0626

Construct garage extension with first floor terrace and privacy screen, extend existing dormer window and convert window to door to South Elevation, replace 2no windows to North Elevation, replace 2no. windows and install 1no. window and 2no. doors to North West Elevation, repair and replace roof tiles where necessary, repair cracked render, various internal alterations.

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

1. Roads Committee notes that the proposal is for the creation of a garage and amenity space to the existing 1 bed flat above the existing laundrette. The proposed garage will be located in the existing yard alongside the property.
2. That the "Up and Over" door is of a type which does not encroach over the footpath or Highway when being opened or closed, or when fully open. Should it be a new vehicular access from a Parish by-road, kerb and footpath must be lowered by the Parish at the applicant's expense.
3. 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.
4. That the applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Infrastructure, Housing and Environment which is available online at: <https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx>
Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
5. 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.
6. 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.
7. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

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

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.uk/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 plays 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.uk/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

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>

8. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.
- The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.
9. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
10. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager, as it is noted that the garage may impact on the bin collection arrangements.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0626>

8. Laundrette, Dolphin House, 52 La Colomberie, St. Helier, JE2 4QA

RP/2023/0587

REVISED PLANS to P/2019/1479 (Convert part of ground floor and first and second floor from office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store, reconfigure parking layout and install bike rack to courtyard.) & RP/2021/1209 (Alter housing mix to form 12 No. one bed and 10 No. two bed residential units. Various internal layout alterations and external alterations to materials.) & P/2022/0330 (Change of use of part of ground floor from Class A – shop to create 2no.1 bed residential units. Various internal and external alterations. AMENDED PLANS: Alterations to front elevation and the car parking area): Convert laundrette into 1No. 2-bed residential apartment. Various internal layout alterations and external alterations to materials.

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

1. Roads Committee notes that the proposal is for alterations to front elevation and the car parking area): Convert laundrette into 1No. 2-bed residential apartment. The applicant has increased the number of cycle parking provision by 2 no. for the proposed changes.
2. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
3. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=RP/2023/0587>

9. 22 St. Marks Road, 7 St. Marks Crescent, St. Helier, JE2 4LY**P/2023/0641**

Convert existing 6no. lodging units into 1no. apartment.

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

1. Roads Committee notes that the proposal is for the alterations to the existing building by refurbishing the existing 1 no. one bedroom flat on the ground floor and converting the 6 no. lodging rooms spread over three floors with shared bathroom and kitchen facilities to 1 no. three bed flat.
2. Off street cycle parking is to be provided, to include electric charging and be of sufficient size to accommodate larger-sized cycles such as cargo cycles. There should be the provision of one cycle parking space per bedroom provided.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0641>

10. 1, Peter Street, St. Helier, JE2 4SP**P/2023/0659**

Construct first floor extension to East elevation. Convert 1No. two-bedroom apartment on the first floor into two 1-bedroom units and convert 1No. three-bedroom apartment on the second & loft floor into 2No. one-bedroom units.

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

1. Roads Committee notes that the proposal is for changes to an existing first floor 1 no. two Bedroom unit into 2 no. one bedroom units and to change the existing second floor 1 no. three bedroom unit into 2 no. one bedroom units. This creates a total of 4 no. 1 bed units. The existing ground floor commercial unit is to remain unaltered. It is noted that no cycle parking is being provided on the proposals.
2. It is noted that the applicant is suggesting that the very busy existing public cycle parking spaces in Bath Street are used by residents, this is unacceptable. The applicant must ensure that there is provision provided for dedicated adequate off-street cycle parking for occupiers of the units of accommodation which is to include electric charging facility and be of sufficient size to accommodate larger-sized cycles such as cargo cycles. There should be the provision of one cycle parking space per bedroom provided within the applicant's site.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0659>