



PARISH OF ST HELIER

www.sthelier.je

ROADS COMMITTEE MEETING

Tuesday 10 October 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 6 September 2023 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: Update proposals for changes to Westmount Road as part of Overdale Hospital changes. (Presentation).
- A6. For decision: agree dates for 2024 Roads Committee and Viste du Branchage
- A7. For information: Viste du Branchage et Chemin report
- A8. For decision: Update on Vallée des Vaux Peace Garden
- A9. For decision: To consider recent planning applications.
- A10. Agreed decisions.
- A11. Lodging items for forthcoming Roads Committee meetings.

'B' AGENDA ITEMS

- B1. To approve minutes of meetings held on 9 August and 6 September 2023 ('B' Agenda items).
- B2. Matters arising.

Dates of 2023 meetings:

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, 06th SEPTEMBER 2023 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr Andrew Sugden (Chief Executive Officer) (AS) Mr J Lagadu (JL) Mr T Vibert (TV) Mrs H Hubbell (HH) Mr Bernie Manning (BM) Mr K Proctor (KP) The Very Rev'd M Keirle (MK)
IN ATTENDANCE	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 CUCLING 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 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

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.je/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.je/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

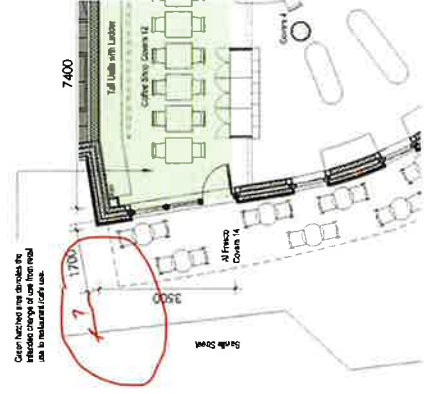
P/2023/0685

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>

Proposed Roads Committee dates - 2024

Key:

School Hols

States Days

Visite Royale (TBC)

Roads Committee

Branchage Dates

P. Assembly

January	February	March	April	May	June	July	August	September	October	November	December
1 Mo New Year's Day	1 Th	1 Fr	1 Mo Easter Monday	1 We	1 Sa	1 Mo	1 Th	1 Su	1 Tu	1 Fr	1 Su
2 Tu	2 Fr	2 Sa	2 Tu	2 Th	2 Su	2 Tu	2 Fr	2 Mo	2 We	2 Sa	2 Mo
3 We	3 Sa	3 Su	3 We	3 Fr	3 Mo	3 We	3 Sa	3 Tu	3 Th	3 Su	3 Tu
4 Th	4 Su	4 Mo	4 Th	4 Sa	4 Tu	4 Th	4 Su	4 We	4 Fr	4 Mo	4 We
5 Fr	5 Mo	5 Tu	5 Fr	5 Su	5 We	5 Fr	5 Mo	5 Th	5 Sa	5 Tu	5 Th
6 Sa	6 Tu	6 We	6 Sa	6 Mo Early May Bank Hol.	6 Th	6 Sa	6 Tu	6 Fr	6 Su	6 We	6 Fr
7 Su	7 We	7 Th	7 Su	7 Tu	7 Fr	7 Su	7 We Visite Royale	7 Sa	7 Mo	7 Th	7 Sa
8 Mo	8 Th	8 Fr	8 Mo	8 We Rcom A	8 Sa	8 Mo	8 Th	8 Su	8 Tu	8 Fr	8 Su
9 Tu	9 Fr	9 Sa	9 Tu	9 Th Liberation day	9 Su	9 Tu	9 Fr	9 Mo	9 We	9 Sa	9 Mo
10 We Rcom A	10 Sa	10 Su	10 We Rcom A	10 Fr	10 Mo	10 We Rcom A	10 Sa	10 Tu	10 Th	10 Su	10 Tu
11 Th	11 Su	11 Mo	11 Th	11 Sa	11 Tu	11 Th	11 Su	11 We	11 Fr	11 Mo	11 We
12 Fr	12 Mo	12 Tu	12 Fr	12 Su	12 We	Branchage A	12 Mo	12 Th	12 Sa	12 Tu	12 Th
13 Sa	13 Tu	13 We Rcom A	13 Sa	13 Mo	13 Th	13 Sa	13 Tu	Branchage A	13 Su	13 We	13 Fr
14 Su	14 We Rcom A	14 Th	14 Su	14 Tu	14 Fr	14 Su	14 We Rcom A	14 Sa	14 Mo	14 Th	14 Sa
15 Mo	15 Th	15 Fr	15 Mo	15 We	15 Sa	15 Mo	15 Th	15 Su	15 Tu	15 Fr	15 Su
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24 We	24 Sa	24 Su	24 We	24 Fr	24 Mo	24 We	24 Sa	24 Tu	24 Th	24 Su	24 Tu
25 Th	25 Su	25 Mo	25 Th	25 Sa	25 Tu	25 Th	25 Su	25 We	25 Fr	25 Mo	25 We Christmas Day
26 Fr	26 Mo	26 Tu	26 Fr	26 Su	26 We	26 Fr	26 Mo August Bank Hol.	26 Th	26 Sa	26 Tu	26 Th Boxing Day
27 Sa	27 Tu	27 We	27 Sa	27 Mo Spring Bank Hol.	27 Th	27 Sa	27 Tu	27 Fr	27 Su	27 We	27 Fr
28 Su	28 We	28 Th	28 Su	28 Tu	28 Fr	28 Su	28 We	28 Sa	28 Mo	28 Th	28 Sa
29 Mo	29 Th	29 Fr Good Friday	29 Mo	29 We	29 Sa	29 Mo	29 Th	29 Su	29 Tu	29 Fr	29 Su
30 Tu		30 Sa	30 Tu	30 Th	30 Su	30 Tu	30 Fr	30 Mo	30 We	30 Sa	30 Mo
31 We		31 Su		31 Fr		31 We	31 Sa		31 Th		31 Tu



PARISH OF ST HELIER INFRASTRUCTURE

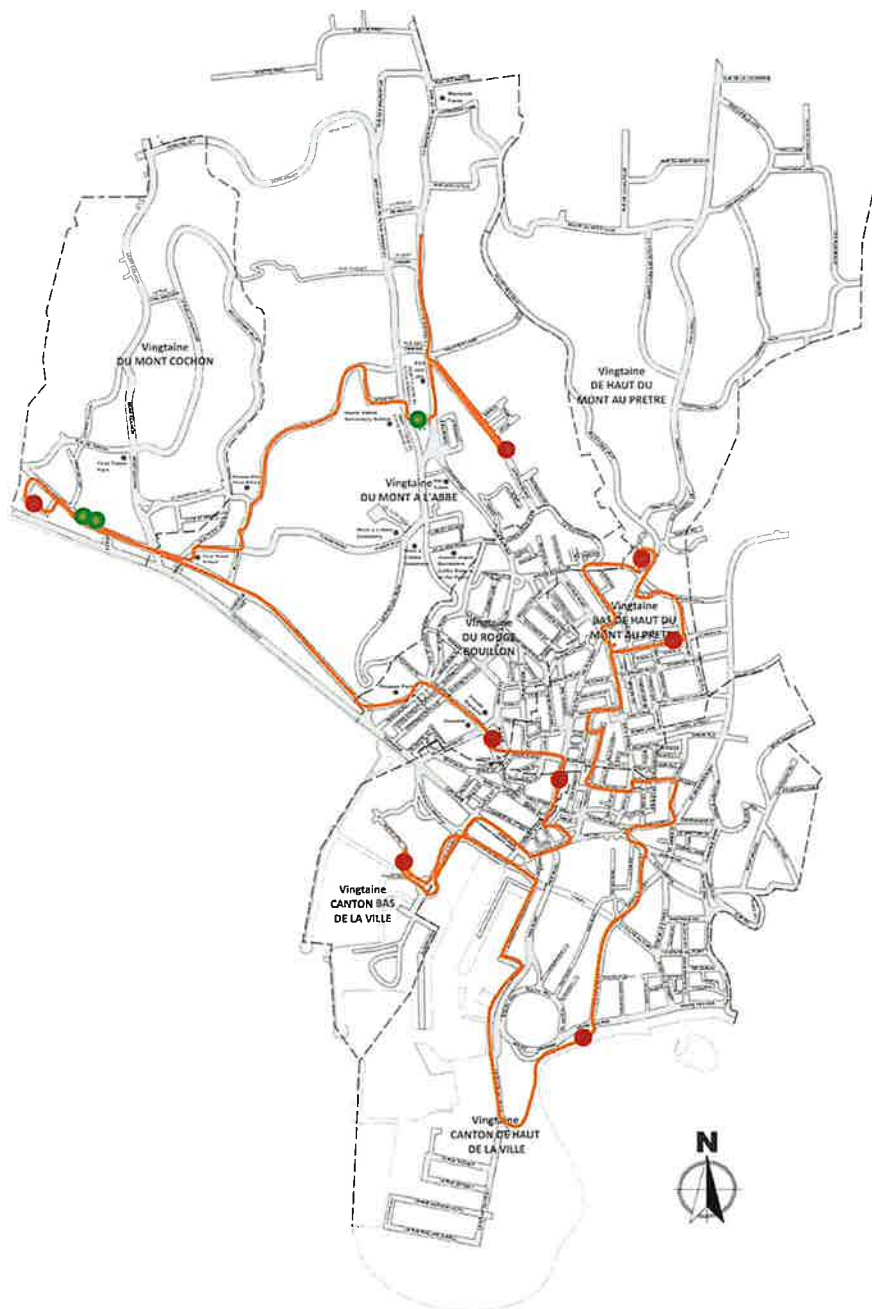
Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Report on Visite de Branchage et Chemins, 8th September 2023

37 pre-warning letters were delivered in the 3-week run up to the Visite. The Infrastructure department highlighted 6 predetermined 'points of interest' to be visited (shown on the plan below) 5 stops were also used to meet roads Inspectors and talk through some issues in their Vingtaines and to provide information of any proposals or planned works in the areas.

The party of 10 escorted by Honorary Police vehicles with three Centeniers and the Chef De Police left the Municipal Services depot at 09:30.

3 Penalties were issued along the route with a combined total of £250.



- 49 Roads Visited
- 10.5 miles covered by bicycle
- 7 Points of interest

Attendees:

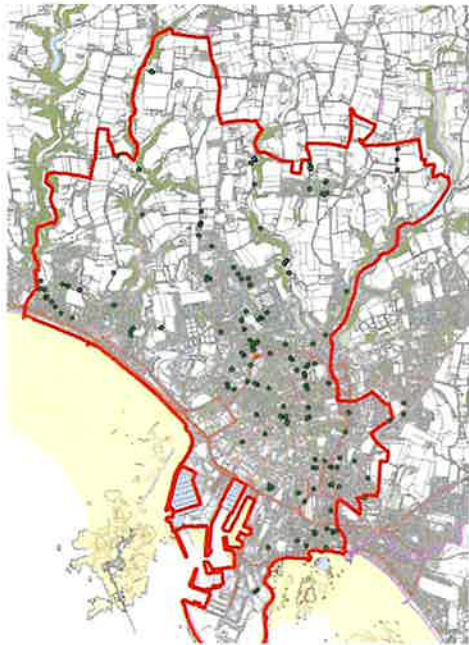
- Constable
- The Dean
- Peter Pearce
- John Baker
- Anthony Sartin
- Sean McDonald
- Kevin Proctor
- Heather-Anne Hubbell
- Jason Lagadu
- Ted Vibert
- Sarah Richardson

Honorary Police

- Danny Scaife
- Jane Pearce
- Paul Davies

● Point of interest

● Penalty issued



37 pre-warning letters were delivered parish wide to any properties with potential branchage infractions in addition to the 91 letter delivered in July totalling 128 for the year.

A Roads Inspectors meeting was held on 18th August where all Roads Inspectors were given the opportunity to raise any issues in their vingtaines that they would like to bring to attention of the Roads Committee on the Visite.

Infractions noted on the day

No.	Location	Infraction	Outcome
1	Clarke Avenue	Footway	£50 Penalty
2	La Route de St Aubin	Footway	£100 Penalty
3	La Route de St Aubin	Footway	£100 Penalty

Road Matters – Stops

No	Location	Vingtaine	Roads Inspector	Issue
1	La Pouquelaye	Vingt. Du Mont-a-L'Abbe	Apologies for absence M Pirozollo	Opening new school crossing
2	Seafeld Avenue	Vingt. Du Mont Cochon	Bob & Eileen Morris	Parking
3	Parade Gardens	Vingt. Du Rouge Bouillon	Michael Channing	Tree Roots
4	New Street	Constable requested stop	-	Condition of IHE roads
5	La rue de L'Étau	Vingt. Canton Bas De La Ville	Geraint Jennings	Unloading Bay changes & Parking
6	Havre Des Pas	Constable Requested stop	-	Shared use space
7	St Marks Road	Vingt. Bas De Haut Du Mont Au Pretre	Apologies for absence D O'Toole	For information – New IHE crossing
8	Drury Lane	Vingt. De Haut Du Mont Au Pretre	Sarah Richardson Eberhard Stegenwalner	Removal of bollards and replacing planters

POI 1— Vingtaine du Mont a L'abbe

La Pouquelaye Crossing

Opening ceremony for Parish new school crossing outside D'Auvergne School.
To meet with pupils and headteacher to officially open crossing.



POI 2 - Vingtaine du Mont Cochon

Seafield Avenue— For decision

Concerns raised by residents regarding the prohibition line markings on the road, an extension to the prohibition line would allow sufficient width for large vehicles (Emergency services) to exit the road. Currently there is a pinch point.

Additionally, the road has no official parking restrictions, whilst residents do not support a restriction, the road could be subject to abuse as there is no restriction, there is no legal authority to remove abandoned vehicles provided they have valid insurance. A unenforced restriction could be implemented (e.g. 12 in 24 hours) to allow authorities to remove vehicles if they appear to be left for continued periods of time

POI 3—Vingtaine du Rouge Bouillon

Parade Gardens—For Information

The Roads Committee are aware of the issue with tree root protrusion on the footway surrounding Parade Gardens. As a temporary measure the roots are spray painted to highlight the difference in surface levels, however a scheme will need to be proposed to resolve the issue.

Requested stop—New Street, Union Street, Burrard Street & Val Plaisant

The Constable has requested a stop to highlight the issues and conditions of the Government's roads in the Parish to the minister.

POI4—Vingtaine de la Ville

Rue de L'Etau changes—For Decision

After the adoption of Rue De L'Etau by the Parish, numerous issues have been raised regarding parking and associated infrastructure. The unloading bays outside of the Castle Quay development are currently made of brick, this has caused evident subsidence to the bays, leaving a surface that is not fit for purpose. Our proposal is to remove the brick finish from the unloading bays and have these replaced with asphalt, this will also allow for line marking of the unloading bays to be done. Recently, temporary bollards have also been installed to deter parking on an area of footpath.

POI 5—Havre des Pas—Constable Request

The stop is to look at the issues facing the shared usage area at Havre des Pas. A mix of pedestrians, Al-Fresco areas and cyclists has led to reports of near misses and accidents occurring. Is there a proposal that can increase safety and awareness in the area.

POI 6—Vingtaine Bas de Haut du Mont a Pretre

St Marks Road Crossing—For information

A brief stop to look at the completed Government scheme providing an additional crossing to a school & residential route.

POI 7—Vingtaine bas de Haut de Mont a Pretre

Drury lane—Bollards—for decision

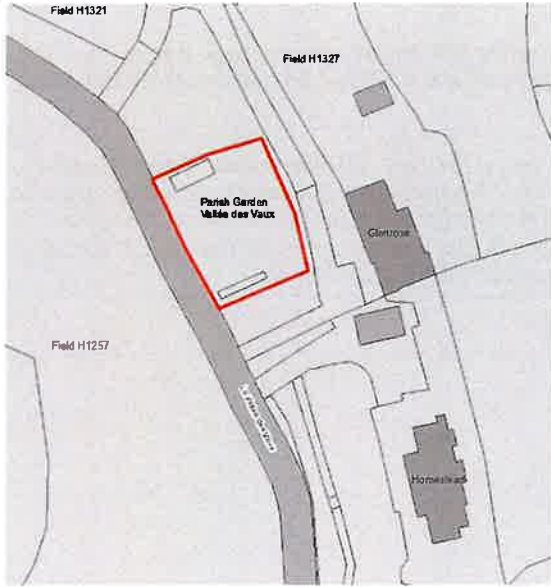


Drury Lane (Part) was adopted by the Parish following completion of the College Gardens development, part of this is the adoption of concrete bollards at the exit to the development. Whilst the development of Claremont Manor was being undertaken, numerous bollards have been destroyed. The concrete bollards are not a standard specification for ourselves and we are not able to source like for like replacements.

The proposal is to remove the damaged bollards and replace with 2 No. D Shaped timber planters, currently in the Parish stock, leaving the remaining bollards in place inbetween.

Conclusion

The department is satisfied with the work carried out on the Visite du Branchage et Chemins, Penalties and 8 Day letters have now been issued where required and the department will follow up with any required works after the period is complete.



<p>Date of request: 10 October 2023</p>	<p>(Road reference) & title of report: (253) Renaming Vallée des Vaux Parish garden</p>
<p>Address: Vallée des Vaux, garden</p>	<p>Requested by: Constable</p>
<p>Location map:</p> 	<p>Photograph/street view:</p> 
<p>Brief introduction/summary:</p> <p>At the Roads Committee meeting on 9 August 2023, the Roads Committee agreed to the renaming of the small garden area situated off Vallée des Vaux and in Parish ownership, and agreeing that it is to be known as the "Vallée des Vaux Peace Garden".</p> <p>The Roads Committee also agreed to the principle that the Rotary Club can place a symbolic Rotary Peace Pole in a suitable corner of the garden in celebration of the name change.</p> <p>Committee members requested that the details of the pole be brought back to a meeting for approval.</p> <p>We set out below details of the proposed pole and are seeking final approval to the design and material. The location of the Peace Pole is to be agreed with officers.</p> <div style="display: flex; align-items: flex-start;">  <div style="width: 75%;"> <p><i>A typical peace pole is 8 feet high and 4" by 4" square and they are planted 2 feet in to the soil.</i></p> <p><i>We would commission a wooden pole in Jersey, decorated with "May peace prevail in the world" and then stained to look natural in a woodland setting.</i></p> <p><i>I hope that the committee will be in agreement with this proposal.</i></p> <p>Committee members are asked to view the below link which provides some further information an examples of the Peace Pole: Peace Pole Project - May Peace Prevail On Earth International (worldpeace.org)</p> </div> </div>	



Previous Roads Committee:

Extract of Roads Committee minutes: 09.08.2023

**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.

1. Coppelia and The Fieldings, Le Mont Pinel, St. Helier, JE2 4RS**P/2023/0799**

Demolish existing dwellings (1 x 3-bed and 1 x 1-bed) and construct six new dwellings (1 x 4-bed and 5 x 3-bed) with new means of access to Mont Pinel

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

1. The Roads Committee notes that the proposal is to demolish 2 no. existing properties (3-bed and 1-bed units) and replace with 6 no. new dwellings (1 no. 4-bed and 5 no. 3-bed units). Each property will have 2 no. parking spaces accessed by the creation of a new vehicular entrance via Mont Pinel which will require adjustments to the Parish by-road as previously presented to the Parish Roads Committee by the applicant agent. The proposals also include car parking and cycle parking provision.
2. The applicant must provide cycle parking with charging facilities for each dwelling at a minimum rate of one cycle parking space per unit of accommodation. The applicant is to ensure that cycle parking provided is of sufficient size to accommodate larger cargo cycles.
3. The applicant is to include visitor cycle parking spaces.
4. The applicant is to confirm that the turning circle to the private lane across from the new proposed vehicular entrance on Le Mont Pinel has been assessed as it is noted that the applicant has not submitted the traffic assessment undertaken by their transport consultant who looked at turning circles and traffic impact. This should be submitted.
5. Due to it being noted that the carriageway width at the junction with the private lane has been significantly reduced, the applicant must consult with the Parish Refuse and Street Cleansing Manager to ensure that the Parish refuse vehicle can access the private lane as well as the applicant's site, and that emergency services can also have unhindered access to the properties within the private lane.
6. The applicant has not complied with the Roads Committee requirement that the carriageway must be a minimum of 3m clear width. The applicant MUST amend the details to show a clear carriageway of 3m, not 2.796.
7. The applicant will be required to undertake resurfacing of the footpath and the entrance area at the existing vehicle entrance end of the development as the existing footpath and kerbs have sustained damage due to the existing entrance not being adequate. Exact details of the existing vehicular entrance are to be agreed with the Parish's Infrastructure Department.
8. The Roads Committee accepts the principle of the proposed alterations on Le Mont Pinel to form the new vehicular entrance, with proposed planters being provided at the entrance to the site on Le Mont Pinel. A condition should be imposed that the applicant maintains and keeps the plants and shrubs etc. in good order always and to put in place a maintenance regime.
9. The applicant is to liaise with the Parish Infrastructure Department to agree specifications and finishes to the vehicular entrance surface and the buildout details that are proposed to be placed on the Parish by-road. The applicant is to note that Planning permission does not mean that the applicant has Parish approval to work on the Parish by-road, as final details are to be agreed with the Parish.
10. The Roads Committee requests that a POA in the sum of £80,000 is imposed for the purposes of improving road safety, especially in view of the additional traffic that will be introduced with the new development. The fund will be used to assess, investigate and deliver improvements to Le Mont Pinel, which may include investigating the options of making part of Le Mont Pinel one-way and introducing traffic calming measures and

improving walking and cycling connectivity.

11. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department prior to any work progressing on-site, ensuring sufficient notice is provided. The applicant must ensure that the construction methodology will minimise disruption.

12. 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.

13. 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.

14. 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, are 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.

15. 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.

16. 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.

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

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0799>

2. Poonah Road, St. Helier, JE2 3XJ

P/2023/0802

Convert ground floor shop to 1-bed flat. Minor external alterations to both ground and first floor to provide private amenity area to both units.

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

1. The Roads Committee notes that the proposal is for the conversion of the ground floor shop into a 1 no. one-bed unit. There is an existing First Floor 1 no. one-bed unit for which minor alterations are proposed.

2. The Roads Committee requests that cycle parking provision is provided which includes electric charging and sufficient space for a larger cargo/adapted bicycle. At least 1 cycle parking per bedroom.

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

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0802>

3. Hepburns Insurance, 6 7, Mulcaster Street, St. Helier, JE2 3NJ

P/2023/0818

Change the use from Class C Office space to provide 8No. one-bed and 3No two-bed apartments. The proposals also include partial internal demolition, and external material alteration. The top mansard profile is replaced with flat roof on third floor.

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

1. The Roads Committee notes that the proposal is change of use from an office to 11 no. dwellings (8 no. one-bed and 3 no. two-bed units). The proposal is to also include cycle parking. However, there is no provision for car parking.
2. The Roads Committee notes the provision of 31 no. cycle parking spaces in a cycle hub and notes the provision of 4 electric charging points. The provision of a bicycle washdown area is welcomed, with it being suggested that the applicant should also incorporate a workbench to enable residents to repair/service their bicycles in the cycle hub area.
3. The applicant is to also ensure that there is sufficient space to accommodate larger cycles such as cargo cycles.
4. The refuse store/collection arrangements, refuse separation, and recycling strategy are to be agreed in detail with the Parish's Refuse Manager.
5. 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=P/2023/0818>

4. Ann Street Brewery Co Ltd 58-60, Ann Street, St. Helier, JE2 4SE

RC/2023/0795

Amendment of wording to planning conditions to approved application P/2022/0969. Proposed amendments to planning conditions include nrs. 4, 5, 6, 7, 13, 15, 16, 23, 24, 25, 26, 27, 27A and 28.

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

1. The Roads Committee notes that the proposal is to change the wording to the Planning approval conditions.
2. The Parish Roads Committee agrees with the comments made by Government of Jersey's Infrastructure Department in that there is no explanation as to why Palmer Court is to be exempt from conditions number 4 and 7 imposed by the Planning Department, as approval would impact on the occupiers of Palmer Court not having access to car parking if the parking area is not completed before occupation.

3. The Parish Roads Committee also agrees with the Government of Jersey's Infrastructure Department in that there must be no exemptions to sub-letting any parking space associated with Palmer Court.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=RC/2023/0795>

5. 17, Royal Crescent Don Road, St. Helier, JE2 4QG

P/2023/0822

The proposal is to make internal alterations to the existing, 7No. bedsits and 2No. one-bedroom units to create 1No. bedsit, 4No. one-bedroom units and 1No. two-bedroom unit. Convert 1No. window to new door and install conservation rooflight to the attic floor.

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

1. The Roads Committee notes that the proposal is to alter the existing accommodation (7 no. bedsits and 2 no. one-bedroom units) to create 4 no. one-bed units and 1 no. two-bed unit.
2. The applicant is to provide a cycle parking facility for the occupiers of the premises based on one cycle space per unit of accommodation and to include for electric charging facility. The cycle parking to be of sufficient size to accommodate larger cargo cycles.
3. The refuse store/collection arrangements, refuse separation, and recycling strategy are to be agreed in detail with the Parish's Refuse Manager.
4. 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=P/2023/0822>

6. 2, Clarendon Road, St. Helier, JE2 3YS

P/2023/0834

Alter existing building line to extend parking area.

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

1. The Roads Committee notes that the proposal is to alter the front elevation to the structure to set it further into the site to increase the depth for car parking for the existing commercial unit.
2. Vehicles parked in the car parking spaces must under no circumstances encroach out onto the public footpath.
3. The users of the car parking spaces will be expected to reverse into the parking spaces, as parking front first will cause a serious risk to pedestrians walking on the footpath. The Committee requests that if the application is approved there be a condition imposed on the applicant that cars parking in these spaces must reverse into the spaces; if this cannot be conditioned then the Committee has serious safety concerns.
4. 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 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.

5. 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.

6. 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.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0834>

7. The Powerhouse, Queens Road, St. Helier, JE2 3AP

P/2023/0838

Demolish store and construct transformer building at the south of site. Construct switch room extension to North-West of site. Replace boundary planting.

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

1. The Roads Committee notes that the proposal is to demolish an existing store and construct a new building to house a transformer. Access to this area is via the La Grande Route du Mont à l'Abbé's restricted entrance – no alterations are proposed to the entrance.
2. The Roads Committee notes the intended loss of the existing Leylandii trees which currently screen the site, it being proposed they be felled and replaced with "whips" or "potted trees" planted between November and March (when plants are dormant). The Roads Committee notes no details have been provided about the number of trees to be felled and the number to be planted; tree loss should be replaced with at least the same number of new trees that are larger than "whips" to restore the screening of the site as soon as possible.
3. The applicant is to put in place a maintenance regime for the new trees to ensure their survival and also a replacement regime for any trees that do not survive.
4. The applicant will be responsible for making good to the Parish roads for any damage caused to the road due to tree roots, and tree root barriers will be required to prevent roots encroaching under the road and causing future issues with the road surface. The applicant is to obtain advice from a suitably qualified arboriculturist to ensure that the rights species of tree is chosen that will restore the screening provided by the Leylandii and to ensure that the tree species chosen will not create future problems in terms of roots to the Parish road.

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.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0838>

8. 13 Melva House Flats, Duhamel Place, St. Helier, JE2 4TP

P/2023/0850

Construct 1 no. 2 bed dwelling with associated amenity space.

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

1. The Roads Committee notes that the proposal is to construct one no. 2-bed dwelling to the rear of 13 Melva House Flats that is currently an open area to the back of Melva House, Duhamel Place; the open area is being used for car parking.

The proposed property will have no car parking, but the applicant provides 3 no. cycles spaces within the bin store with electric charging.

2. The Roads Committee requests that the applicant provides one parking space to the property; this would require reconfiguring the ground and first floor.

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

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0850>

9. Belmont Villa Apartments, Simon Place, St. Helier, JE2 4SB

P/2023/0854

Convert building from 8 bedsits & one 2-bedroom apartment to five apartments. AMENDED DESCRIPTION: Construct ground floor and first floor extensions and terrace to North elevation and convert the existing 8 No. bedsits and 1 No. 2 bed residential unit into 4 No. one bed and 1 No. two bed residential units. Various external alterations.

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

1. The Roads Committee notes that the proposal is to convert building from 8 bedsits and one 2-bedroom apartment to 1 no. studio flat, 3 no. three-bed units and 1 no. three-bed unit (a total of 7 no. bedrooms). There is no cycle parking proposed and there is existing 2 no. car parking spaces to the front of the property which are proposed to be unaltered.

2. The Roads Committee requests that the applicant provides a minimum of one cycle parking space per bedroom (a total of 7 no. cycle parking spaces are to be provided) with electric charging points. The cycle parking spaces should be sufficient in space to accommodate cargo cycles and be located within a dedicated cycle storage area which is to be ideally fitted with a workbench and cycle washing facility to enable occupiers to service/maintain their cycles.

3. The Roads committee requests that the existing car parking spaces are provided with electric charging facility.

4. The applicant is to be aware that if there is no dished kerb to the existing parking spaces this will be required to avoid damage to the Parish

footpath and kerbs, therefore 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.

5. 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 dished 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 dished 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.

This will be applicable if the applicant intends to excavate on the Parish by-road/footpaths – i.e. to bring in new services/drainage work, etc. the extent of making good and specification for making good will need to be agreed with the Parish ahead of any work progressing.

6. 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, are 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.

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

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0854>

10. The Inn 14, Queens Road, St. Helier, JE2 3GR

P/2023/0862

Change of Use of existing hotel to staff accommodation for Tourism industry - (Comprising: 4 No. one-bed, 2 No. four bed, 26 No. two-bed and 3 No. three-bed.). Install 2 no. bicycle shelters and charge points.

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

1. The Roads Committee notes that the proposal is a change of use from hotel accommodation to staff accommodation creating 4 no. one-bed units, 26 no. two-bed units, 3 no. three-bed units, and 2 no. four-bed units (total of 73 no. bedrooms). The proposal is to provide 2 no. cycle shelters accommodating an overall 40 no. of cycles spaces with electric charging (according to the design statement); however, on the Ground Floor plan it shows cycle provision for 30 no. cycles. The existing yard which has two parking spaces is to be retained and provided with electric charging points.

<p>2. The Roads Committee requests that the applicant provides a minimum of one cycle parking space per bedroom (a total of 73 no. cycle parking spaces should be provided) with electric charging points. The cycle parking spaces should be sufficient in space to accommodate cargo cycles and be located within a dedicated cycle storage area which is to be ideally fitted with a workbench and cycle washing facility to enable occupiers to service/maintain their cycles.</p> <p>3. The refuse store/collection arrangements, refuse separation, and recycling strategy are to be agreed in detail with the Parish's Refuse Manager.</p> <p>https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0862</p>	
<p>11. 91, Great Union Road, St. Helier, JE2 3WA</p> <p><i>Change of use of office space to create 2no. 2-bedroom residential units. Various internal and external alterations.</i></p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ol style="list-style-type: none"> 1. The Roads Committee notes that the proposal is to convert the existing redundant offices into 2 no. two-bed units. Each unit has been provided with secure e-bicycle parking for 2 no. cycle spaces per unit and with electric charging facility. 2. The Roads Committee welcomes the provision of the cycle parking spaces which need to be of sufficient space to accommodate large cargo cycles. 3. 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. 4. That no doors or garage door 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. 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. 6. The refuse store/collection arrangements, refuse separation, and recycling strategy are to be agreed in detail with the Parish's Refuse Manager. <p>https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0867</p>	<p>P/2023/0867</p>
<p>12. 80, Rouge Bouillon, St. Helier, JE2 3ZU</p> <p><i>Construct single storey extension to South elevation to form 1 no. one bedroom unit.</i></p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ol style="list-style-type: none"> 1. The Roads Committee notes that the proposal is to construct a new one-bed dwelling to the rear of 80 Rouge Bouillon. 2. The applicant is to provide one cycle parking space per bedroom for occupiers. The parking spaces should be of sufficient size to accommodate 	<p>P/2023/0878</p>

cargo cycles. Electric charging points are to be provided for electric cycles.

3. The refuse store/collection arrangements, refuse separation, and recycling strategy are to be agreed in detail with the Parish's Refuse Manager.
4. 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=P/2023/0878>

13. 80, Rouge Bouillon, St. Helier, JE2 3ZU**P/2023/0878**

Construct single storey extension to South elevation to form 1 no. one bedroom unit.

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

1. The Roads Committee notes that the proposal is to construct a new one-bed dwelling to the rear of 80 Rouge Bouillon.
2. The applicant is to provide one cycle parking space per bedroom for occupiers. The parking spaces should be of sufficient size to accommodate cargo cycles. Electric charging points are to be provided for electric cycles.
3. The refuse store/collection arrangements, refuse separation, and recycling strategy is to be agreed in detail with the Parish's Refuse Manager.
4. 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=P/2023/0878>

14. JB'S Ping Pong, 4, Wharf Street, St. Helier, JE2 3NR**P/2023/0886**

Change of use of ground floor from Class B - Bar/Restaurant to Class H - Gym/Leisure.

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

1. The Roads Committee notes that the proposal is for a change of use from the current class of bar/restaurant to gym/leisure.
2. The applicant has not identified the expected number of trips or modes of transport for the gym users; there is likely to be an increase in trips which will likely result in more demand for cycle parking for the users and staff using and working at the facility. The applicant is to ensure that adequate cycling parking facility within the site is provided to cater for the expected number of users, and an assessment of this should be undertaken by the applicant to analyse the number of cycle parking spaces required.
3. The cycle parking spaces should include for electric charging and cater for larger cargo cycles.
4. The applicant is to contribute to the provision of a publicly accessible covered cycling facility in the vicinity which is to be funded and delivered by

the applicant at an appropriate location to be agreed with the Parish.

5. It is noted that the proposed gym is next door to a residential unit of accommodation, and it is unclear whether the applicant has undertaken any consultation with the affected neighbours as the operating times, days of the week and type of gym activity to be conducted in the premises are not indicated on the application.

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

<https://www.gov.uk/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0886>

15. Sculpture, Charing Cross, St. Helier, JE2 3RP

P/2023/0914

Convert the existing granite planters adjacent to La Croix de la Reine into a water feature and seating.

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

1. The Roads Committee supports the proposal to convert the existing planters at Charing Cross to a water feature.
2. 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.uk/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0914>

16. Old England Hotel, 10, Cheapside, St. Helier, JE2 3PG

P/2023/0919

Remodel and refurbish existing restaurant and commercial units. Alterations and extensions to North and East elevations to convert 6no. residential units into 6no. one-bed, 4no. two-bed and 1no. four-bed apartments with associated communal area.

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

1. The Roads Committee notes:

- That the proposal is for the alterations to the existing commercial units at ground floor (Old England, No 8 Cheapside) to create a restaurant/retail and food/beverage facility.
- The 6 existing residential units are to be converted to 6 no. one-bed, 4 no. two-bed and 1 no. four-bed units of accommodation (total of 16 no. bedrooms).
- One bicycle store is provided to the back of the Old England that accommodates 7 no. cycles with electric charging, parking for 2 no. cycles in the central courtyard to 4 Cheapside, and a further 2 no. cycle parking spaces within the private garden to Byron Cottage.
- The existing parking area to the rear of the property off Elizabeth Lane is proposed to be used as an off-street unloading bay and incorporate 2 no. motorcycle parking spaces.

2. The Roads Committee requested that cycle providing should be covered cycle parking ideally in a centralised area with sufficient parking being provided for all occupiers of the premises – at least 16 no. cycle parking spaces with sufficient space for larger cargo cycles. The centralised covered area should incorporate a workbench and cycle wash facility. Electric charging is to be provided for electric e-cycles.
3. Visitor cycle parking spaces should also be provided within the applicant site.
4. It is noted that the applicant proposes to install doors out onto Elizabeth Lane opening outwards onto the narrow footpath. This is unacceptable and must be altered: the doors are to be set back further into the applicant's site to ensure that they do not encroach out onto the public narrow footpath, which will create an unacceptable risk for pedestrians being forced onto the roadway.
5. Applicant is to note that no door 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.
6. 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.
7. The unloading bay is to have electric charging.
8. The motorcycle parking spaces to the rear of the unloading bay are also to incorporate electric charging facility.
9. The Roads Committee requests a POA to be in place as part of Public Realm improvement for the resurfacing of Elizabeth Lane and the footpath - the Parish estimates that a figure of £100,000 would be required.
10. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department prior to any work progressing on site, ensuring sufficient notice is provided. The applicant must ensure that the construction methodology will minimise disruption.
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 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 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.

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

17. 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.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0919>

17. 27, Vauxhall Street, St. Helier, JE2 4TJ

RP/2023/0940

REVISED PLANS to P/2021/1802 (Demolish part of existing building forming Northern portion of site, constructing 5 no. residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form 1 no. residential dwelling): Revised layouts to new building to merge 2 apartments on 2nd floor into one and change duplex apartment into staff accommodation for 2nd floor apartment. Additional room for 2nd floor apartment to 3rd floor.

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

1. The Roads Committee notes that the application is for the approved development of the corner site (currently used as a vehicle workshop located in the corner of Winchester Street and Vauxhall Street) the redevelopment was approved under P/2021/1802. This application is for revision of the ground floor which will see the introduction of a new footpath measuring 0.8m along the new building line in Winchester Street and amendments to the bicycle store. There is further amendment to second floor as it is proposed to merge 2 apartments to create one duplex unit and adding an additional room on an additional floor.

2. The Roads Committee welcomes the incorporation of a new footpath on Winchester Street along the new wall line, however Committee requests

that the footpath is a minimum of 1.5m wide or match the same width of the existing footpath to the existing building on the corner of Winchester Street/Vauxhall Street. This will allow for cross over for pedestrian when passing each other as Winchester Street is very narrow and therefore the footpath needs to be sufficiently wide enough for wheelchair users, pedestrian passing each other to avoid pedestrians having to step out onto the carriageway as the proposed width of 0.8m is too narrow. The applicant may also find that widening the footpath will also be beneficial in terms of improving visibility to the new vehicle entrance to the revised workshop commercial unit.

3. The new footpath is to be ceded to the Parish so that it can be cleaned and policed. The footpath is to be constructed and transferred at no cost to the Parish as part of a public realm improvement. The design and specification of the footpath must be agreed with the Parish in advance ensuring that the footpath is constructed to highway standards and by Parish approved contractors.
4. That no doors/garage 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. 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.
6. 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.
7. The revised cycle parking must be of sufficient space to provide a minimum of 1 no. cycle parking space per bedroom in the development and must allow for cycle parking for the commercial unit. The cycle parking must also be of sufficient size to accommodate larger cargo cycles, provision of cycle charging is welcomed.
8. The applicant should also incorporate within the cycle hub a workbench to enable residents to maintain and service their cycles and a cycle wash down facility.
9. It is noted that there is a parking space provided between the existing building and the new block, with electric charging facility, the applicant will need to verify the visibility splays for this parking space and to also evaluate the visibility splays for the new garage door to the commercial unit off Winchester Street.
10. The user of the car parking space Between the existing and new building) 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 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 Committee has serious safety concerns.
11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=RP/2023/0940>

18. Mauna Kea, Manor Park Road La Pouquelaye, St. Helier, JE2 3GH

P/2023/0930

RETROSPECTIVE: Remove part of roadside wall to improve access to existing parking area.

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

1. The Roads Committee notes that the proposal is to demolish a section of garden front wall to create a second car park space.
2. The proposed additional car parking space must not be at the detriment of the loss of existing on street parking outside the property in Manor Park. It is also not clear if the proposed space is sufficient for a second car parking space as the car parking spaces are not dimensioned on the drawings.
3. Car parked in these spaces must not under any circumstance overhand the public footpath.
4. The parking space is to have electric charging point for electric charging.
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.
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.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0930>