



PARISH OF ST HELIER

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ROADS COMMITTEE MEETING

Wednesday 15 November 2023 at 9.30am

Meeting held in the **ASSEMBLY ROOM**

A G E N D A

'A' AGENDA – OPEN TO THE PUBLIC

- A1. Apologies
- A2. Declarations of interest
- A3. To approve minutes of meetings held on 10 October 2023 ('A' Agenda items)
- A4. Matters arising
- A5. For information: Verbal update: Storm Ciarán - Parish response (Chief Executive Officer)
- A6. For information: Verbal update: St Helier Parking Strategy Working Group (Constable)
- A7. For information: Verbal update: Neighbourhood Improvement Areas Working Group (Constable)
- A8. For information: Verbal update: Litter Campaign Working Group (Kevin Proctor)
- A9. For information: Verbal update: Cycling and Scooter Working Group (Ted Vibert)
- A10. For decision: To consider recent Planning applications
- A11. Agreed decisions
- A12. Lodging items for forthcoming Roads Committee meetings

'B' AGENDA ITEMS

- B1. To approve minutes of meetings held on 10 October 2023 ('B' Agenda items)
- B2. Matters arising.

Dates of 2023 meetings:

Wednesday 6 December 2023 (Roads Committee)

[Wednesday 6 Dec 2023 \(Roads Committee elections\)](#)

2024 approved dates:

Wednesday 10 January 2024 (Roads Committee)

Wednesday 13 March 2024 (Roads Committee)

Wednesday 8 May 2024 (Roads Committee)

Wednesday 10 July (Roads Committee)

Wednesday 7 August 2024 (Visite Royale)

Friday 13 Sept 2024 (Viste du Branchage et Chemin)

Wednesday 16 October 2024 (Roads Committee)

Wednesday 18 December 2024 (Roads Committee)

Wednesday 14 February 2024 (Roads Committee)

Wednesday 10 April 2024 (Roads Committee)

Wednesday 19 June 2024 (Roads Committee)

Friday 12 July 2024 (Visite du Branchage)

Wednesday 14 August 2024 (Roads Committee)

Wednesday 18 September 2024 (Roads Committee)

Wednesday 20 November 2024 (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, 10th OCTOBER 2023 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr T Vibert (TV) Mr B Manning (BM) Mr K Proctor (KP)
IN ATTENDANCE	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr A Sty (Infrastructure Manager) (AS) Miss E Sheehan (Minutes) ES Mr Alex Welch (Arup.com) (AW) Ms Jessica Harwick (Our Hospital)(JH) Ms Sarah White (Our Hospital) SW)
APOLOGIES	Mr S Alves (Head of Infrastructure) (SA) Mrs H Hubbell (HH) The Very Rev'd M Keirle (MK) Mrs A Roberts (Parish Secretary) (AR)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 6 th September 2023 were approved.
MATTERS ARISING	None
110/2023 PRESS RELEASE – NEW WORKING GROUPS	Previous minutes refer 109/2023 (SC) Press release advising three new working groups have been set up, Parking, Litter, Scooters and cycles still to be actioned.
111/2023 HALKETT STREET REFURBISHMENT UPDATE	Previous minutes refer 103/2023 (AS) Informed the Committee the Constable had written to the Minister of Infrastructure asking for clarification in terms of what the Government would be willing to pay for. The response can be read in a couple of different ways. It is quite useful in the sense there may be an opportunity if it is the right road in the right area for the right purpose, particularly if it is requiring repair for the Government to consider joint funding. A meeting has been arranged with Tom Binet next week.
112/2023 UPDATE PROPOSALS FOR CHANGES TO WESTMOUNT RD AS PART OF OVERDALE HOSPITAL CHANGES	Alex Welch from Arup gave a presentation on the options for changes to Westmount Road, Signal option, Priority option and Hazard option. He showed a slide covering the length of Westmount Road and Tower Road concentrating on the hairpin bend adjacent to Hillcrest property to which the majority of the options refer. Option 1: Look at taking the gable end of the property Hillcrest to maintain a two-metre footway. This would be a worst-case scenario, options to be discussed with officers at I&E. Looking to introduce traffic signals at the top of the hairpin bend reducing the width of the carriageway going around the hairpin bend to allow one-way running in either direction. On the hairpin bend itself, we will be looking to introduce a passing bay for ambulances or vehicles caught between traffic signals, if the signal turns when the vehicles pass the point it

	gives the ability to pass safely. This is adjacent to the Bowling Club, west of the car park access; this may require some tailored structure work and potential alterations needed to the pergola. Option 2: Instead of taking the gable end of Hillcrest, they would look at extending the signal that was previously at the beginning of the hairpin bend it would now be further to the north adjacent to Hillcrest therefore extending the one-way option. Option 3: instead of introducing an extended signal, a short period of priority road would be introduced; this would be worked through with the Roads Committee and colleagues at I&E. In particular, this option focuses on priority to traffic but also the signal head and hazards on the hairpin bend. This option was suggested by the Roads Committee, the signal head would maintain the existing codes of the highway and put the warning signals in with an element of Jersey give way context. All options would need to go to the Roads Safety team first and the team would like to continue having meetings with the Roads Committee to hear the comments. Q&A Q Can you clarify the concept with the hazard, when there are no ambulances on the road would it stay open as it is now. A Yes this is exactly what we are looking at. Q Concept of the traffic lights standard red and green, time delay, may I suggest a set of temporary traffic lights to do a physical test to identify congestion issues as congestion of traffic could impede more on ambulances. I suggest keeping both lanes open and two-way. A The idea is that the ambulance would be sufficiently far away to time that distance so the road would be clear. The intention of this plan is the road would be kept two-way. Q Which options do Officers prefer? A (AW) Personally would prefer to see some elements of one way. Q Are there any alterations to the pergola. How much will you be encroaching on the area? A May need to slightly change the top of the pergola details not worked out as we need to focus on the top end of the bowling alley. Q What is happening with engagement with cyclists for coming up and downhill? A There are a series of consultations, which will be followed through following engagement with liberate etc., this will happen before stage 2. Q Any plans to look at the road from West Park Pavilion to Westmount Road. A This is part of the study so yes, although at this stage we do not envisage any major changes. Q What is the timetable for this scheme A We are working towards April next year for planning so the beginning of 2024.
113/2023 AGREE DATES 2024 ROADS COMMITTEE AND VISITE DU BRANCHAGE	The Roads Committee agreed dates for 2024: Roads Committee dates: 10.01.24 10.04.24 10.07.24 16.10.24 14.02.24 08.05.24 14.08.24 20.11.24 13.03.24 19.06.24 18.09.24 18.12.24

	Visite du Branchage dates: 12.07.24 and 13.09.24
114/2023 VISITE DU BRANCHAGE ET CHEMIN REPORT	There were thirty seven pre warning letters delivered in the three week run up to the visite du Branchage. The route for the annual Visite du Branchage et Chemins commenced at 09:30 Friday 8th September starting at the Municipal Services Depot by e-bike accompanied by the Honorary Police. Six predetermined points of interest • La Pouquelaye pedestrian crossing Where Committee and students had an official opening. • Seafield avenue – parking restriction discussion • Parade Gardens – To view the Tree Root issue • Additional stop New Street – Regarding the General condition of the Government area • Rue De L'Etau – Unloading bays were discussed due to their condition – For decision • Havre Des Pas – Shared space issue was discussed • St Marks Road – New Government crossing was observed • Drury Lane – Bollards / planters were discussed. These points will be bought back to the Committee for decision in due course. Three penalties were issued along the route with a total of £250. (SC) suggested writing to Minister to thank him for the improvement of the crossing at St Marks Road and also the dreadful state of New Street and a separate letter sent to the Minister regarding the dead trees in the planters in New Street.
115/2023 UPDATE ON VALLEE DES VAUX PEACE GARDEN	The Roads Committee have previously agreed in principal that the Rotary Club can place a symbolic Rotary Peace Pole in a suitable corner of the garden in the celebration of the name change. However, more information was requested regarding size and materials before full approval would be given. The Committee were asked to approve: An 8ft high, 4inch square stained recycled timber Pole that would fit in with the surroundings. The pole will be located within the centre of the circular area in the top left corner of the gardens with a historic wooden bench. (KP) asked if the Parish could clarify the wording on the pole. (AS) said he would investigate, but could confirm it would be written in three different languages. The Committee approved the above.
PLANNING APPLICATIONS	
116/2023 P/2023/0799 COPPELIA AND THE FIELDINGS, LE MONT PINEL, ST HELIER, JE2 4RS	Demolish existing dwellings 1 three-bed and 1 one-bed and construct six new dwellings (one four-bed and five three-bed) with new means of access to Mont Pinel The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
117/2023 P/2023/0802 POONAH ROAD, ST HELIER, JE2 3XJ	Convert ground floor shop to one-bed flat. Minor external alterations to both ground and first floor to provide private amenity area to both units. The Committee approved the draft comments detailed in the planning

	report dated 10 October 2023 (refer to documentation attached)
118/2023 P/2023/0818 HEPBURNS INSURANCE, 6 7, MULCASTER STREET, ST HELIER, JE2 3NJ	Change the use from Class C Office space to provide 8 one-bed and 3 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 Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
119/2023 RC/2023/0795 ANN DTREET BREWERY CO LTD, 58-60 ANN STREET, ST HELIER, JE2 4SE	Amendment of wording to planning conditions to approved application P/2022/0969. Proposed amendments to planning conditions includes. 4, 5, 6, 7, 13, 15, 16, 23, 24, 25, 26, 27, 27A and 28. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
120/2023 P/2023/0822 17 ROYAL CRESCENT, DON ROAD, ST HELIER, JE2 4QG	The proposal is to make internal alterations to the existing, 7 bedsits and 2 one-bedroom units to create 1 bedsit, 4 one-bedroom units and 1 two-bedroom unit. Convert one window to new door and install conservation roof light to the attic floor The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
121/2023 P/2023/0834 2, CLARENDON ROAD, ST HELIER, JE2 3YS	Alter existing building line to extend parking area. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
122/2023 P/2023/0838 THE POWERHOUSE, QUEENS ROAD, ST HELIER, JE2 3AP	Demolish store and construct transformer building at the south of site. Construct switch room extension to North-West of site. Replace boundary planting. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
123/2023 P/2023/0850 13 MELVA HOUSE FLATS, DUHAMEL PLACE, ST HELIER, JE2 4TP	Construct 1 two-bed dwelling with associated amenity space. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
124/2023 P/2023/0854 BELMONT VILLA APARTMENTS, SIMON PLACE, ST HELIER, JE2 4SB	Convert building from 8 bedsits & 1 two-bedroom apartment to five apartments. AMENDED DESCRIPTION: Construct ground floor and first floor extensions and terrace to North elevation and convert the existing eight bedsits and one two-bed residential unit into four one-bed and one two-bed residential units. Various external alterations The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
125/2023 P/2023/0862 THE INN, 14 QUEENS ROAD, ST HELIER, JE2 3GR	Change of Use of existing hotel to staff accommodation for Tourism industry - (Comprising: 4 one-bed, 2 four-bed, 26 two-bed and 3 three-bed) Install two bicycle shelters and charge points. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
126/2023 P/2023/0867 91 GREAT UNION ROAD, ST HELIER, JE2 3WA	Change of use of office space to create 2 two-bedroom residential units. Various internal and external alterations The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
127/2023 P/2023/0878 80 ROUGE BOUILLON, ST HELIER, JE2 3ZU	Construct single storey extension to South elevation to form 1 one-bedroom unit. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
128/2023 P/2023/0886 JB'S PING PONG, 4	Change of use of ground floor from Class B - Bar/Restaurant to Class H - Gym/Leisure

HARF STREET, ST HELIER, JE2 3NR	The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
129/2023 P/2023/0914 SCULPTURE, CHARING CROSS, ST HELIER, JE2 3RP	Convert the existing granite planters adjacent to La Croix de la Reine into a water feature and seating The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
130/2023 P/2023/0919 OLD ENGLAND HOTEL, 10 CHEAPSIDE, ST HELIER, JE2 3PG	Remodel and refurbish existing restaurant and commercial units. Alterations and extensions to North and East elevations to convert six residential units into 6 one-bed, 4 two-bed and 1 four-bed apartments with associated communal area. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
131/2023 RP/2023/0940 27 VAUXHALL STREET, ST HELIER, JE2 4TJ	Revised plans to P/2021/1802 (Demolish part of existing building forming Northern portion of site, constructing five residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form one residential dwelling): Revised layouts to new building to merge two 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 Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
132/2023 P/2023/0930 MAUNA KEA, MANOR PARK ROAD, LA POUQUELAYE, ST HELIER, JE2 3GH	Retrospective: Remove part of roadside wall to improve access to existing parking area. The Committee approved the draft comments detailed in the planning report dated 10 October 2023 (refer to documentation attached)
133/2023 AGREED DECISIONS	The following decisions were agreed: • Agreed material and location of peace pole in Vallée des Vaux Gardens • Agreed 2024 dates for Roads Committee meetings and Visite du Branchage. • Discuss graffiti policy
134/2023 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS	
NEXT MEETING	The next meeting will take place on Wednesday 15 th November 2023.

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. The Committee questions if the turning circle is achievable as this is critical.
5. Applicant is to note that if Planning consent is given that the applicant will not be permitted to undertake any work on the Parish by-Road (Le Mont Pinel) without the express approval of the Parish and works undertaken must confirm to the conditions imposed by the Parish.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.

12. 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.

13. 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.

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, 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 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.

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. 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/2023/0799>

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 the provision of cycle storage including electric charging only if feasible.

3. The applicant is to be aware that this development is within a Neighbourhood Improvement Area.

4. 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.je/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 does not support the application:-

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.je/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 dishered 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 dishered kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good the asphalt for the full width and length of the dishered area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good the footpath, although in some instances the applicant may need to reset granite footpath paving.
- The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.
- 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.ie/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.
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.
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/2023/0862>

11. 91, Great Union Road, St. Helier, JE2 3WA**P/2023/0867**

Change of use of office space to create 2no. 2-bedroom residential units. Various internal and 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 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.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0867>

12. 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 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. 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 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.

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

16. 27, Vauxhall Street, St. Heller, 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 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.

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>

17. 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. 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.

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 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 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. 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.

8. 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>

1. The Chalet, Amy Cottages, Clearview Street, St. Helier, JE2 3YP**P/2023/1031**

Rebuild the recently demolished half of the dilapidated self-contained independent apartment and fully refurbish and upgrade the remaining half of the dilapidated self-contained independent; including alterations to fenestration patterns on its north elevation.

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 refurbishment of the derelict 1 x one bed single storey cottage.
2. The Roads Committee requests the provision of cycle storage including electric charging.
3. The applicant is to be aware that this development is within a Neighbourhood Improvement Area.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
 - It should be noted that the Parish cannot collect refuse unless adequate storage facilities are provided on-site.
 - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
 - There should be no step between the floor of the refuse store and the footway.
 - That the refuse store is fitted with a standard Parish lock.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1031>

2. Randalls Limited, PO Box 43 Clare House, Clare Street, St. Helier, JE4 9NB**P/2023/1037**

Demolition of existing office building with storage and construction of residential block with associated car park, bicycle hub and shared green podium in the courtyard area.

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

5. The Roads Committee notes that the proposal is for the construction of a new residential property replacing the former Offices to provide 30 no. residential dwellings (14 no. one-bed, 14 no. two-bed and 2 no. three-bed units) making a total of 48 bedrooms.

The development will comprise of 82 no. cycle parking spaces, 3 no. motorcycle spaces, and 13 no. car parking spaces.

For pedestrians; there will be several entrance points with two entrance lobbies and entrance to individual ground floor flats. Further to these, pedestrians and cyclists will have access to the site via the southwest access (adjacent to the bin store) that provides a direct link into the cycle storage area. Pedestrians and cyclists will also be able to enter via the vehicular entrance which includes a designated footpath.
6. The Applicant is to consider improvement to the nearest bus stop to this development and must therefore liaise with the Government of Jersey to investigate the possibility of providing a further bus stop close to this development and improve bus frequency or/and to contribute to the provision of a sheltered bus stop in the area.

7. The Applicant will be expected to renew the public footpaths for the length of the site to the satisfaction of the Parish prior to completion of their development. The Applicant must discuss the rectification of the footpath well in advance with the Parish Streets Inspectors.
8. The Roads Committee notes that 82 no. cycle parking spaces proposed includes four visitor cycle parking spaces. The cycle parking is to be primarily made up of double stacker cycle stands but will also include Sheffield stands (totalling two Sheffield stands for residents and two for visitors) and six large bike spaces (with charging points) for larger bikes such as cargo bikes. Of the 82 no. cycle parking spaces, ten of these will have e-bike charging stations.
9. The Road Committee notes that there will be 13 no. car parking spaces proposed equating to 0.4 spaces per dwelling (two spaces are to be disabled parking spaces and all spaces are to be fitted with EV charging points.). There will also be the provision of three motorcycle spaces, two will have access to EV charging points.
10. The Roads Committee requests that the applicant introduces a car club scheme to service this development to enable those residents who are not able to have a car park space to have access to a car via a car share club. The occupiers should be offered at least 12 months car club membership.

The applicant advises that the proposals for Randalls site will include a car club space which is to situated on Savile Street. The Parish wants to clarify that Saville Street is a Parish by-road and there are no plans or approvals in place allowing the provision of an on-street car club parking space on the Parish by-road. The applicant should be providing the car club within their car park as the Parish has no plans to introduce a car club space on the Parish by-road.
11. The applicant is to be aware that this development is within a Neighbourhood Improvement Area, the Parish is seeking a POA Contributions from the developer for the Parish to invest in improving the public realm areas in the vicinity, the first area we are planning to commence is with Poonah Road and Pomona Road.
12. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footpath without the PRIOR agreement and permission from the Parish of St Heller. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footpath.
13. The construction process and site servicing arrangements must be discussed with Parish of St Heller's Infrastructure Department at development stage.
14. Alterations/surfacing to the Parish footpath and/or carriageway must ONLY be undertaken by an approved Parish contractor. The cost associated with any necessary alteration(s) or resurfacing to the public footpath or carriageway will be at full expense of the Applicant.
15. A strategy to clean the façade of the building without the necessity for external equipment which must be operated from the roadway must be developed.
16. That the Applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Government of Jersey's Infrastructure and 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 plants growth, to be permanently restricted in height to 900 mm above road level in perpetuity.

17. 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.
18. 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.
- Please note that footpaths **MUST** be continuous across all vehicular entrances as priority is to be given to pedestrians. Therefore, there is no need to provide tactile paving on either side of a vehicular entrance.
- 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.
19. 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.
20. That all external rainwater downpipes along the elevation to the building to the back edge of a public footpath/public roadway must discharge into the surface water drains at the cost of the Applicant. Rainwater Pipes **MUST** not discharge onto the surface of a public footpath or Road.
- Any work undertaken to link to the main drains is to be agreed in advance with both the Government of Jersey's Drainage Team and the Parish of St Helier **PRIOR** to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.
21. 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:
22. 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.
23. 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.
24. 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.

25. 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 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'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.

26. 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.

27. The Roads Committee requests that where there are large developments with multiple units of accommodation a children's playground is provided within the Applicant's site. The playground is to be designed in a manner that caters for all ages and children who have mobility issues.

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

- It should be noted that the Parish cannot collect refuse unless adequate storage facilities are provided on-site.
- The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
- There should be no step between the floor of the refuse store and the footway.
- That the refuse store is fitted with a standard Parish lock.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1037>

3. Motor Mall, La Grande Route de St. Jean, St. Helier, JE2 3FN

P/2023/1091

Reconfigure existing forecourt, replace existing canopy, replace existing totem sign. Associated landscape works / roadside improvements.

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

1. The Roads Committee notes that the proposal is replace the existing large canopy with a new smaller canopy and reducing the number of fuel pumps in the forecourt.
2. The Roads Committee requests that a footpath is run along La Grande Route de St Jean along the front elevation of the site. The footpath should be at least 1.5m wide which will ensure that the cars on display do not encroach out too far obscuring the visibility splays. The new footpath should be ceded to the Government of Jersey who are the Highway Authority for La Grande Route de St Jean.
3. 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/2023/1091>

4. Pumping Station Elysee, Stafford Lane, St. Helier

P/2023/1077

Change of use of existing commercial store and construct first floor extension to create 1no. two bed self-catering accommodation.

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

1. The Roads Committee notes that the proposal is reconfigure the existing pumping station to create 1 no. two bed units. The accommodation will include the provision of 1 no. car parking space with electric charging and 2 no. cycle parking spaces within a secured covered area with electric charging.
2. The cycle storage area should be of sufficient size to accommodate larger cargo cycles.
3. The car parking space provided must not encroach out onto the Parish by-Road and will need to clearly delineated.
4. 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.
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.

Please note that footpaths **MUST** be continuous across all vehicular entrances as priority is to be given to pedestrians. Therefore, there is no need to provide tactile paving on either side of a vehicular entrance.

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.

7. That all external rainwater downpipes along the elevation to the building to the back edge of a public footpath/public roadway must discharge into the surface water drains at the cost of the Applicant. Rainwater Pipes **MUST** not discharge onto the surface of a public footpath or Road.

Any work undertaken to link to the main drains is to be agreed in advance with both the Government of Jersey's Drainage Team and the Parish of St Helier **PRIOR** to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.

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 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 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'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.

9. 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.

10. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footpath without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footpath.

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

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

- It should be noted that the Parish cannot collect refuse unless adequate storage facilities are provided on-site.
- The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
- There should be no step between the floor of the refuse store and the footway.
- That the refuse store is fitted with a standard Parish lock.

<https://www.gov.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1077>