

**Minutes of a meeting of the Havre des Pas Improvement Group held at 6pm
on Thursday 8 February 2024 at the Lido, Havre des Pas**

Chairman: Simon Crowcroft (SC)

Present: Andy Jehan, Tom Coles, David Warr, Beatriz Poree

Apologies: Sam Mezec, Andi Mallett, John Baker, Mary Gillen, Sandra Routier, Tom Bunting,
Brian Addis, Lynne Capie

Approval of Minutes for 11 January 2024.

The minutes were hereby approved.

Havre des Pas Seaside Festival

Connor Burgher (CB) began by stating that the JEP had written an article following the suggestion at the last meeting about the event becoming bi-annual. CB expressed that the content of the article was wholly unhelpful but that it has garnered a strong public reaction at the suggestion of cancellation of the event. CB went on to confirm that the event will be taking place in 2024 and will be on Saturday 13 and Sunday 14 July.

CB expressed that last year was by no means the finished article, but it was a great step in the right direction. He confirmed that planning for this year has already begun to continue working on creating a community focused festival. He confirmed that the Jersey Sea Cadets and the Jersey Lifeboat Association had confirmed their attendance. He confirmed that discussions are underway with marine organisations including Ocean Culture Life, Jersey Marine Conservation and Bouley Bay Dive Centre to create something exciting with ideas including a snorkelling trail and seashell scavenger hunt.

It was confirmed that the £3 entry fee will remain. Resident bands will still be available for those within the festival footprint but will be better managed as there was suddenly thousands of residents of Havre des Pas last year. CB expressed that £3 is not a lot of money if you are just outside the festival footprint considering there will be 3 (potentially 4) stages of music and lots of other entertainment.

SC expressed his desire that reusable cups are used at the festival. It was confirmed that Environmental Health had previously expressed an issue with these, especially around Covid concerns. CB confirmed he has reached out to Environmental Health for their stance on the issue and is awaiting response.

Matters arising

- SC has no update on the Christmas lights but will discuss this with the new Infrastructure Minister
- SC confirmed the community room in the La Collette low-rise is now open and running. It was suggested that the group made use of the patonque court. It was resolved to request Annie Bienvenu to circulate details for a potential game with the members of the group.
- SC provided an update on the Sovereign Hire Car site expressing that the infrastructure minister agrees with the need for parking in St Helier. SC confirmed that a follow up was scheduled for Monday with the infrastructure officers about how the site could work as a car park. The next step would be to get the planning officers on board. It was noted that the Island Plan only allows car parks in exceptional circumstances but that the parking crisis in the area should be considered as exceptional circumstances.

Update from the Police

The Police were not in attendance. This agenda item will be carried over to the next meeting.

Update from IHE

SC welcomed the new Infrastructure Minister Andy Jehan who explained his fond memories of the Havre des Pas area as it was on his postal route when he was a postman 42 years ago. He expressed he was looking forward to working with everyone. SC confirmed that he had been appointed as Assistant Infrastructure Minister.

SC confirmed that he is seeing the infrastructure officers on Monday. He advised that the officers will have briefed the minister and there will have been a certain amount of prejudice about Havre des Pas at the meeting. SC is hopeful his new role will allow him some influence and confirmed that the Lido steering

group will be created. He confirmed the group will likely consist of himself as chair, Deputy Warr, Deputy Coles, a representative from Jersey Property Holdings, Marcus Calvani as the tenant of the Lido and four residents (one to be a business proprietor in the area). It was resolved to have the group elect four representatives at the next meeting. It was further resolved to advertise the roles in the meantime to ensure anyone who wishes to get involved has the opportunity to stand.

Update on the proposed Seymour development from Ian Gray (IG), Director of Seymour Group

IG confirmed that the Seymour group looks after about 150 people in the area. The Seymour Group has been around for 100 years and is embedded in the history of Jersey. They are not money grabbers and act for the benefit of Jersey and the community. IG explained that members of the Seymour family have worked as porters and lived at Residence de la Plage (RDLP). He confirmed that RDLP is a registered lodging house and will not be going anywhere as it provides vital accommodation for islanders who don't have housing qualifications.

Addressing the car park, IG expressed that it is private land and that only 20 spaces are rented to residents of RDLP. IG confirmed that an average 20% of the car park has been empty since 2018 despite there having been no price change and the cost of renting a space is considerably less than a season ticket. IG confirmed that any building works are at least 24 months away from commencing. He also confirmed that there will be provisions for all the residents of RDPL who have rented spaces to park and that Andium had confirmed they anticipate 100 spaces to be available at Edinburgh House.

Residents expressed that they do not believe the available spaces in the car park have been advertised confirming they have never seen any notices online. It was further noted that the phone number on the poster displayed in the car park does not work/ never received a response.

IG expressed that the Bridging Island Plan highlights the need for more housing and not car parks and that is what the Seymour Group are doing. They are doing their bit to help the housing crisis by building normal flats for normal people. IG confirmed that car parking will be provided for the development but not in excess of the current planning requirements. If they provided more than necessary, the likelihood is the plans would be rejected. This was backed up by the deputies at the meeting who suggested planning were rejecting a lot of plans. IG believes that open dialogue is important and that they are doing their best to accommodate everyone's feedback and have already changed the plans following community engagement.

Residents expressed concerns over plans to build more one- and two-bedroom flats commenting on the lack of viable homes for families. IG confirmed that the waiting list for studio/ one-bedroom flats at RDLP is six times larger than for two-bedroom flats. Residents argued that these facts cannot be considered in the argument as they refer to the non-quals market which is completely different. Concerns over the saturation of the area, the impact on people's views, light to their properties and privacy were all raised.

It was raised that by taking the parking away you could be taking an elderly person's lifeline. It was noted that elderly members of the community rent parking spaces for nurses to use so they can maintain independence and remain in their own homes. By removing the parking, you are removing the ability for an elderly person to remain at home.

The scale of the development came under scrutiny with many residents expressing concerns. It was expressed that the scale of the development will dominate the existing houses, will destroy lives and take away even more open space when there is already very little left.

It was raised that there are fundamental flaws in the Bridging Island Plan which do not talk about these issues. SC noted that the Island Plan is being looked at and revised currently and he is hopeful to see changes made by 2026.

A resident noted that they could not find a planning officer to look at the plans on behalf of individuals because every planning firm they approached is somehow engaged with the Seymour Group and could not act for conflict of interest. IG confirmed that the Seymour Group only use two planning firms and three architect firms and believes that this should not be a problem.

It was confirmed that planning will listen to the concerns of residents, so it is worth submitting comments against the project and attending the Parish Roads Committee meeting when it comes onto the agenda.

It was suggested to find out the value of the project to see whether it is viable for the land to be purchased by the States and kept as open public land.

Any other business

- SC will raise South Hill issues with infrastructure officers on Monday to seek an update
- It was resolved that the letter that was sent on behalf of the residents of Havre des Pas to ask the infrastructure minister where the funding agreed for the Lido was to be re sent to the new infrastructure minister.
- It was confirmed that two new procureurs will need to be elected for the Vingtaine de la Ville to progress things relating to the Shipyard Gardens. SC encouraged residents to put themselves forward for the role.
- It was noted that the Green Street resurfacing was great but that there are no 20mph signs on the road and that it would be helpful to have the signs painted on the road.
- It was noted that street lighting on the corner where the Seaforth Hotel is is needed.
- An update on the zebra crossings in the area was requested.
- SC confirmed that the government have officers working on a scheme to protect the island from rising sea levels and that Havre des Pas is first in line. It was resolved to request a briefing from them. It was further resolved to insist on any reclamation being kept as open space.
- It was resolved to find out where the funding agreed for the area is

The meeting was closed with SC giving thanks to Marcus Calvani for hosting. Marcus in turn thanked SC for 'throwing his hat in the ring' and taking on so many new roles. Marcus expressed his confidence in having someone who fights for Havre des Pas in these positions and wished him good luck.

The next meeting will be held on Thursday 14 March at 6pm at the Lido, Havre des Pas