



ST HELIER

NEIGHBOURHOOD IMPROVEMENT AREAS

Minutes of the Belmont Road Neighbourhood Improvement Area meeting held at 6pm at the Jersey Arts Centre on Monday 15 January 2024.

Chairman: Simon Crowcroft

Present: Deputy Rob Ward, Jason Lagadu (St Helier Roads Committee member)

Approval of the minutes of the meeting held on 1 December 2023

It was resolved that due to a lack of time approving the minutes would be carried over to the next meeting.

Update from Tristen Dodd (TD) and Robert Hayward from Government Infrastructure and Environment

Updates issued on the Cyril Le Marquan Court (Ann Court) public car park:

- It was confirmed it is expected to be ready just before the second quarter of the year.
- It was explained that the access to the car park will be from St Saviours Road, turning onto Brooklyn Street and then right into the car park. There will be a separate exit onto Ann Street.
- It was confirmed that the car park regulations will be the same as the multi-story car parks with free parking after 5pm and on Sundays.
- It was confirmed that there will be a separate pedestrian exit/ entrance by the Arts Centre which will lead into the public square.
- Residents voiced concerns regarding the location of the car park entrance highlighting that drivers have to go a long way around to access it. TD responded that it is preferred that traffic stays on the ring road and avoids unnecessary journeys through the Town Centre so the car park access being off St Saviours Road is not viewed as an issue.

The issue of traffic flow in the area was highly debated:

- Concerns were raised for traffic increasing due to queues trying to access the new car park.
- It was noted that it is become increasingly difficult to complete a circle around the new Cyril Le Marquand Court as traffic queues are worsening and traffic going in front of the Ann Street Brewery is increasing.
- It was raised that there is a lot of confusion happening as to which roads you can and can't drive down which has caused some cars to drive the wrong way in front of the Arts Centre.

- The residents at the meeting encouraged both the representatives from Andium and Government to drive around the area to see for themselves the traffic flow issues.
- It was reported that sections of Belmont Road and Simon Place have been closed with two-way traffic measures put in place, however it was reported that residents have not been notified.
- SC suggested that a stronger Honorary Police presence is needed whilst there are ongoing traffic issues to enforce the rules.

The issue of electric charging points was raised. It was confirmed that the new car park will have electric charging points. It was noted that the Pier Road car park has the most charging points because all the large electric cables run past there. It was further noted that passive charging provisions are possible whereby cables are run under the road so they can be used in the future.

Consultation with Andium Homes about potential improvements for Belmont Road.

Peter Le Gresley, Head of Placemaking at Andium Homes and Hamish Hargreaves, local Architect were present at the meeting. It was noted that pre-Christmas Simon Crowcroft has met with Andium to discuss his longstanding goals for the area and that Andium were present tonight to hear from residents about what they like and do not like about the area.

Through the discussions had the following areas were highlighted for improvement:

- Chicanes or traffic constrictors which could encompass planting or drop off points to calm the traffic.
- The requirement for unloading bays for residents to use to drop off children or shopping.
- Pedestrian crossings (it was noted that one is needed on the junction of Bath Street. It was further noted that the St Helier Roads Committee has just approved a crossing at Simon Place).
- Greater enforcement is needed – speeding, abuse of unloading bays, illegal parking, etc.
- Bicycle parking
- Bollards on the corner of Bath Street and Belmont Road to stop cars from dangerously mounting the curb
- Multi – use spaces e.g. unloading bays until 10pm then becoming part of the public footpath
- Lack of lighting by the Arts Centre
- Better traffic flow in the area
- Anti-social behaviour
- Opportunities for greening – suggestion of hanging baskets
- Refuse

Further updates from Andium Homes:

- It was confirmed that there will be a walkway through to the Town Park from the Ann Street Brewery development.
- It was confirmed that the road running down the side of the Arts Centre (Providence Street) will remain closed and forms part of the pedestrian access to the new square.
- It was confirmed that out of the four retail units in Ann Court one will be a sweet shop, one a hot yoga studio, one is about to be confirmed and the last one is under discussion. It was further confirmed that there will be a restaurant going into Ingouville House.

- De Queteville Court low rise will be demolished but the high-rise tower will be staying.
- The developments around the Mayfair will be 4 to 5 stories high which is slightly higher than what exists already but will in no way be tower blocks.
- Andium confirmed that their developments cater for 0.7 parking spaces per unit. It was noted that they normally have a surplus. For this area instead of providing 0.7 spaces per unit in each development, the calculations have been done for the whole area so a resident in Ann Court could have a parking space allocated in the Ann Street Brewery development for example. Andium parking permits are free.
- It was confirmed that there will be solar panels on the roof of the Mayfair development.
- It was confirmed that the approximate numbers for the schemes in the area are 200 units at the Mayfair, 249 units at Ann Street Brewery and 165 units at Ann Court. Mostly one and two bed flats.

Any other business

- It was explained that Belmont Road is owned by the Parish so for any improvements these need to be developed by the Parish and then sent to the Infrastructure Minister to ask for his approval. TD confirmed that approval should be given provided there are no major traffic impacts on the area.
- The residents expressed that the regeneration of the area looks lovely, however the reality of living here is vastly different and that the traffic chaos and lack of parking makes it challenging to get home every night.
- SC confirmed that the Parish will investigate the walls of the market traders car park as it was noted that there is no cut through to be able to access the houses at the top of Belmont Gardens, only the bottom and that it would be ideal to be able to drive through the market traders car park from Belmont Gardens to be able to get onto Belmont Road.
- It was noted that the anti-social issues with the drinkers had gotten a lot better. However, it was further noted that it would still be useful to have the police attend a meeting.
- It was expressed that the new Coop is great.
- It was expressed that the removal of the euro bins has been a big improvement to the road.
- Rob Ward raised the issues of future proofing the area and expressed that with all of the new developments there is the potential for 400 new children in the area. The question was raised as to where they would all go to school. SC confirmed that government has plans for a new school at the Gas works site. It was also noted that there needs to be facilities in place to give children something to do to keep them off the streets and avoid an increase in anti-social behaviour as they all begin to grow up.
- It was noted to invite Will Gardiner from Andium, Dandara and the new infrastructure minister to the next meeting.