

**Minutes of a Meeting of the Belmont Road Neighbourhood Improvement Area
held on Monday 18 March at 6pm at the
Jersey Arts Centre, Phillips Street, St Helier, JE2 4SW**

Chairman: Simon Crowcroft

Present: Deputy Catherine Curtis, Deputy Beatriz Poree, Jason Lagadu (St Helier Roads Committee member)

Approval of the minutes of the meeting held on 15 January 2024

The minutes were hereby approved.

Matters arising

SC confirmed that there was no opening date for the car park yet, but he will endeavour to find out when it is due to open.

Presentation from Andium Homes on improvements for the area

Andy Townsend from Andium Homes and Hamish Hargeeaves, a local architect, delivered a presentation of proposed improvements based on the feedback received from residents at the last meeting. It was noted that the plans are in no way a finish design and have been created to generate further conversation.

It was noted that the previous comments made included traffic issues, particularly with traffic flows, speeding, a lack of lighting, anti-social behaviour and issues with people congregating outside the shop. It was noted that residents would like safe transitions e.g. from pavement to road for wheelchair users, bike parking, car charging in the future and more greenery.

It was confirmed that an internal session to generate ideas had been conducted and the key areas of focus were street texture (e.g. cobbles), street trees and hanging plants, bike parking, street seating, waste removal, public art and lighting.

Proposed improvements included:

- Crossing/ raised table/ sculptural bollard at the Bath Street – Belmont Road junction.
- Raised tables outside the shop and the cut through to the park with the possibility of parking to act as a chicane for traffic and general traffic calming.
- Landscaping opportunities from the euro bin site along the wall of the market trader's car park.
- Charging points are possible but would result in the loss of 1-2 parking spaces.
- A new entrance/ exit to Belmont Gardens by knocking through the back of the market trader's car park. This would need to be managed with key cards/ barriers for security.
- There will eventually be another cut through to the park at the top of Belmont Road.
- Opportunity for seating to be built into the wall opposite the park cut through which is good for safety as there is a good line of sight.
- Opportunities for up-lighting
- Opportunity for sculptural element on the corner by the shop which could act as a screen for residents and could provide some history of the area.

Comments and concerns from residents:

- Zebra crossing needed by the shop
- Lighting can go hand in hand with the hanging basket if they need to go on poles
- Residents expressed concerns regarding how tight a new entrance/exit into Belmont Gardens would be and how it would work in practice.
- Concerns were raised that extra trees could cause more darkness in people's houses depending on where they are located
- It was expressed that there are issues with the current species of trees on Belmont Road, which are believed to be Lime trees, which drop sap which damages the paint work of cars in the car park. It was noted that evergreen trees were requested if new trees are to be planted.
- It was noted that it is very challenging to remove or replace existing trees.
- Residents were against cobbles as they can become very slippery when wet. It was noted that the Parish is moving away from cobbles as there had been issues with wobbly stones also and it is now possible to use tarmac with resin which mimics the effect of cobbles.
- It was noted that there was not a need to make the road one-way.
- Residents expressed that cars coming onto Belmont Road from Museum Street don't stop at the yellow line and come through at some speed. It was resolved that a crossing here is needed.
- It was noted that cars parking in the unloading bays exceed the designated space and obscure vision of cars pulling out of the side roads.
- It was noted that any issues with illegal parking should be reported to the Parish Wardens who are on patrol until 10pm most nights. They are contactable on 01534 811866. SC encouraged residents to keep phoning with any issues as then the issue will go further up the list of priorities.
- Residents were opposed to all seating/ benches.
- It was noted that children coming out of the park walk through think they have right of way and do not look before they cross the road. It was resolved that more lighting on all crossings is needed.
- It was requested that the hanging baskets continue up Museum Street, which was described as 'neglected'. It was noted that Museum Street is full of rubbish and the road surface needs redoing. It was resolved that posters could be put up to highlight where the nearest alternative bins are.
- It was queried what the action plan for the improvements is. SC confirmed that the next step would be to consult the public by delivering a brochure of proposed improvements to everyone in the area. The public would then need to agree the plans which would then be submitted to Roads Committee, funding would then need to be secured. SC proposes to ask the Parish Assembly for funding on 7 July. The next step would be for whoever the agreed contractor is to do the works would need to draw up the finalised plans. SC believes there are easy wins that could be achieved this year such as hanging baskets and the new Belmont Gardens entrance.
- It was noted that the planters where the euro bins were are already dead and have not been maintained.
- It may be possible to have railings all along the wall running along the car park so no one can sit on them, although this will come at a huge cost.
- It was confirmed that the hanging baskets throughout town go back to the depot during the winter and are replaced in the spring. It is possible to investigate planting something like evergreen that could be in place all year round.

- It was noted that there is hope that the new square could pull people away from Belmont Road and make it a less attractive hang out spot.

Other issues for Andium:

- Residents expressed strong concerns regarding asbestos dust if it is found that the Ann Street Brewery contains asbestos. Andy Townsend took the details of the concerned residents and confirmed he will liaise with them directly regarding their concerns.
- It was noted that residents had had to call the Town Hall 4-5 times regarding the traffic confusion as no signs were put out and when they were they were very confusing.
- It was emphasised that better communication is needed and contact numbers that work are needed for all developments. It was noted that previously residents complained they had not been sent letters. After complaining they did receive letters, but they arrived after the works had been completed.
- It was noted that the surrounding roads are in a state especially St Saviours Road. SC confirmed that they are all state's roads and that the official line is that the states will not fix any roads until the developments are finished and they will have to redo the roads otherwise. It was emphasised that the states should not be allowing HGVs on these roads.
- It was raised in previous meetings that there were issues with the drainage in the area. It was reported that Andium had never provided an update following these complaints and that recently two residents had had to pay for private drainage companies to come out to fix issues.
- It was raised as to why rates payers must fund resurfacing when it is developers/ States who are making a mess of the roads. SC confirmed that he was not in agreement with how the planning obligation funds for most developments are spent.
- It was noted that Government had recently announced that they make £10 million profit from Andium each year. It was queried as to where this money goes and what it is spent on.