



Minutes	
<p><u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u></p> <p><u>HELD IN THE ASSEMBLY ROOM ON</u></p> <p><u>WEDNESDAY, 13th MARCH 2024 AT 9.30AM</u></p>	
PRESENT	<p>Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr M Pirozzolo (MP) Mr B Manning (BM) Mrs H Hubbell (HH)</p>
IN ATTENDANCE	<p>Mr Andrew Sugden (Chief Executive Officer) (AS) Mr S Alves (Head of Infrastructure) (SA) Mr A Sartin (Streets Inspector) (AS) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES)</p>
APOLOGIES	<p>The Very Rev'd M Keirle (MK) Mr A Sty (Infrastructure Manager) (AS) Mr K Proctor (KP)</p>
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 14 TH February 2024 were approved.
MATTERS ARISING	None
25/2024 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS	<p>Previous minutes refer 24/2024</p> <p>(SC) asked if we have a watching brief on Broomhill if it comes up for sale. (SA) responded yes.</p> <p>(SC) We were due a briefing from Infrastructure on the new Government building. (SA) The latest update is they are refurbishing the pavements and not doing any other public realm improvements.</p> <p>(SC) Are scaffolding embargos coming back to the Committee for discussion (SA) replied yes</p>
26/2024 IN PRINCIPAL APPROVAL OF 2024/25 ROADS PROGRAMME	<p>(SA) gave an update on the proposed roads project for 2024/2025 which included:</p> <p>Priority - Road Works Maintenance/Resurfacing Work</p> <p>1 Road works materials, road markings, Ashphalt R&M, fountain R & M 2 Replace failed brick areas Clairvale Road, Rue de L'Etai, Clearview Street, Dorset Street, Clarendon Road. Essential works 3 Duhamel Street (Carriageway and footpaths)1990 4 Aquila Road (carriageway and footpaths) 1989 5 Charles Street footpath (use POSH granite for footpaths) (phase 1)</p> <p>Reserve List</p> <p>Charles Street (phase 2) (carriageway) 2002</p> <p>Priority – Road Works Improvements</p> <p>1 Allowance for Road Safety Assessments 2 NIA – Pomona Road and Poonah Road – Design team appointed</p>

	<p>2023/2024</p> <p>3 Phillips Street Public realm – continuation from Minden Place 4 Minden Street improvements – continuation from Minden Place 5 NIA Belmont Road – Develop scheme drawings for delivery Hope Street – Closure of traffic</p> <p>Reserve List</p> <p>1 Highview Lane road improvement 2 Barbizon, La Pouquelaye – road improvement line 3 La Pouquelaye footpath widening, programme 2 years 4 Rue De L’Etau improvement scheme 5 Claremont Road traffic calming 6 Don Street regeneration 7 Vallee des Vaux traffic calming (phase 2) 8 Les Chenes rebuild roadside wall 9 Seaton Place planter and paving</p> <p>The Roads Committee approved the 2024/25 Roads Programme in principal.</p>
PLANNING APPLICATIONS	
<p>27/2024 P/2024/0034 LAND PARCEL SOUTH OF GLOUCESTER STREET, ESPLANADE, ST HELIER, JE2 3QB</p>	<p>Public realm improvements comprising creation of bus lane for Westbound bus services, including traffic calming, pedestrian crossing & various hard & soft landscaping.</p> <p>The Committee approved the draft comments detailed in the planning report dated 13th March 2024 (refer to documentation attached)</p>
<p>28/2024 P/2024/0085 THE INN, 14 QUEENS ROAD, ST HELIER, JE2 3GR</p>	<p>RETROSPECTIVE: Change of Use' of existing hotel to staff accommodation for the tourism industry. Comprising 3 one-bed, 33 two-bed. Install 2 bicycle shelters and charging points.</p> <p>The Committee approved the draft comments detailed in the planning report dated 13th March 2024 (refer to documentation attached)</p>
<p>29/2024 P/2024/0138 2, CLARENDON ROAD, ST HELIER, JE2 3YS</p>	<p>Demolish existing building western frontage and rebuild in revised location. Install chain barrier to existing forecourt.</p> <p>The Committee approved the draft comments detailed in the planning report dated 13th March 2024 (refer to documentation attached)</p>
<p>30/2024 P/2023/1280 THORN COTTAGE, 9 D’AUVERGNE LANE, ST HELIER, JE2 4PS</p>	<p>Construct Single storey extension, roof alteration including 3 dormer windows and 1 rooflight, changes to fenestrations and doors, reconfiguring internal layout and new vehicular access with soft and hard landscaping following demolition of out building.</p> <p>The Committee approved the draft comments detailed in the planning report dated 13th March 2024 (refer to documentation attached)</p>
<p>31/2024 AGREED DECISIONS</p>	<p>(SC) Asked that Silvio Alves team work with Connor Burgher to produce a press release stating the Committee have agreed to a roads programme. (AS) thought it a good idea to do a press release as and when projects finished, starting with Cleveland Road then Seal Street then Halkett Street beginning of May. It was agreed for members of the Roads Committee to meet at Cleveland Road on Friday 22 March at 1 o’clock for a photo to go along side the press release.</p>
<p>32/2024 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS</p>	<ul style="list-style-type: none"> • Update on RPZ. • Write to Minister about parking in Victoria Street • South Hill (entrance to Mount Bingham) gateway sign knocked over in storm to be looked at as dangerous • Suggest creating a graffiti task force (to be discussed at later date)
NEXT MEETING	The next meeting will take place on Wednesday 10 th April 2024.

1. Land Parcel South of Gloucester Street, Esplanade, St. Helier, JE2 3QB

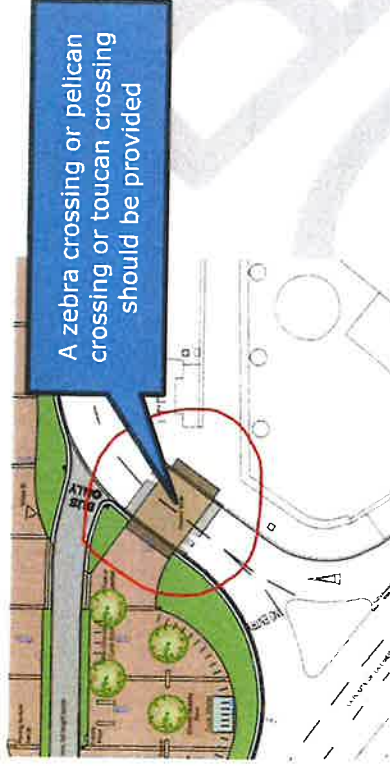
P/2024/0034

Public realm improvements comprising creation of bus lane for Westbound bus services, including traffic calming, pedestrian crossing & various hard & soft landscaping.

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 creation of a new bus lane for Westbound buses and introduction of traffic calming measures.
2. The Roads Committee requests that the applicant provides either a zebra or pelican crossing that will facilitate both cyclists and pedestrians. This should be located on the proposed raised table across The Esplanade and designed in accordance with "Road Traffic (Pedestrian Crossings) (Jersey) Order 1982". This will give the priority to pedestrians and cyclists which is in line with the approved Jersey Highway Code (H1 – The Hierarchy).

This is an important issue as placing a crossing on the raised table will improve the connectivity between the applicant's public realm area and the IFC development (Esplanade Quarter) public realm area(s).



3. The Roads Committee supports the provision of the cycle parking but requests that the proposed covered cycle shelter is of sufficient size to also accommodate larger cycles such as cargo cycles and mobility scooters.
4. The Roads Committee requests that the proposed trees are planted at grade (in the ground) not in planters. The trees used are to be of appropriate species for the location and with appropriate root barriers to reduce the risk of future root damage to road/pavement surfaces, structures, and utilities.
5. There needs to be sufficient litter bin provision being provided in the area, the applicant is asked to liaise with the Parish Refuse and Street Cleansing Manager.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0034>

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

P/2024/0085

'RETROSPECTIVE: Change of Use' of existing hotel to staff accommodation for the tourism industry. (Comprising: 3no one-bed, 33no two bed). Install 2no bicycle shelters and charging points.

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

1. The Roads Committee notes that this is a retrospective application for the change of use of the existing Hotel into staff accommodation – resulting in a total of 69 bedrooms of accommodation. The applicant is proposing to create 2 no. cycle shelters that will accommodate 40 no cycle parking spaces in total with 6 no. electric charging points. There is a rear yard that can accommodate up to 2 cars/deliveries which will be fitted with electric charging.
2. The Roads Committee requests that the cycle parking provision is increased on a 1 cycle space per bedroom, it is noted that currently the applicant advises that only 15% of the workforce occupying the premises cycle, however this ratio can change. The applicant should meet minimum standards of 1 cycle space per bedroom.
3. That the Applicant provides a cycle parking covered facility which must have sufficient space to accommodate larger bicycles such as cargo cycles and mobility scooters.
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 access and 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.
5. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment 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/2024/0085>

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

P/2024/0138

Demolish existing building western frontage and rebuild in revised location. Install chain barrier to existing forecourt.

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 the front elevation of the building setting it further back to enable vehicles to park on the existing forecourt (already used for parking) but reducing the risk of overhanging. There will be a barrier system in place so that parking to this commercial unit is controlled.

2. The Roads Committee is supportive on improvements to the existing parking to reduce the risk of encroaching parked cars over the public footpath.
3. The users of the existing car parking spaces will be expected to reverse into the parking space as parking front-face will cause a serious risk to pedestrians walking on the footway. The Roads 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 parking spaces.
4. 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 footway 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.
5. The kerb and footway 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 vehicle entrance being used. The Parish will not allow access across the footway by the Applicant/owner without this work being undertaken first; this is to avoid damage to the kerbstones from vehicle movement.
6. 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.
7. 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/footway. 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/2024/0138>

4. Thorn Cottage, no. 9 D'Auvergne Lane, St Helier, JE2 4PS

P/2023/1280

Construct Single storey extension, roof alteration including 3No. dormer windows and 1No. rooflight, changes to fenestrations and doors, reconfiguring internal layout and new vehicular access with soft and hard landscaping following demolition of out building.

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 an additional story on the existing property and create new vehicular parking space.
2. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
3. Roads Committee requests the provision of an electric charging point for electric cars. The applicant is to be aware of the fire risk associated with electric charging batteries and ensure adequate provision is provided to address this fire risk.
4. 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.

5. Alterations/surfacing to the Parish footway 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 footway or carriageway will be at full expense of the Applicant.
6. The users of the proposed car parking spaces will be expected to reverse into the parking space as parking front-face will cause a serious risk to pedestrians walking on the footway. The Roads 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 parking spaces.
7. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footway 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.
8. The kerb and footway 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 vehicle entrance being used. The Parish will not allow access across the footway by the Applicant/owner without this work being **undertaken first**; this is to avoid damage to the kerbstones from vehicle movement.
9. 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.
10. 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.
11. 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/footway. 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/2023/1280>