



ROADS COMMITTEE MEETING

Wednesday 13 March 2024 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 14 February 2024 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: In principle approval of 2024/25 Roads Programme
- A6. For decision: To consider recent Planning applications.
- A7. Agreed decisions.
- A8. Lodging items for forthcoming Roads Committee meetings

Dates of 2024 meetings:

~~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)



Minutes

MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA**HELD IN THE ASSEMBLY ROOM ON
WEDNESDAY, 14TH FEBRUARY 2024 AT 9.30AM**

PRESENT	Constable S Crowcroft (SC) The Very Rev'd M Keirle (MK) Mr J Lagadu (JL) Mr M Pirozzolo (MP) Mr K Proctor (KP) Mrs H Hubbell (HH)
IN ATTENDANCE	Mr S Alves (Head of Infrastructure) (SA) Mr A Sartin (Streets Inspector) (AS) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES)
APOLOGIES	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr A Sty (Infrastructure Manager) (AS) Mr B Manning (BM) Mrs H Hubbell (HH)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 10 th January 2024 were approved.
MATTERS ARISING	
12/2024 UPDATE ON THE APPROVED ROADS PROGRAMME	Previous minutes refers 04/2024 The Committee were advised that resurfacing of Seale Street will commence on 13th March. Patch panels will be carried out in Charles Street, along with emergency repairs to Fern Valley, because of drainage failures following Storm Cirian. An email has been received from a resident, asking the Committee to investigate traffic calming measures, whilst works are undertaken on Cleveland Road. Charles Street is to get a full refurbishment once the new development is complete. The Committee are to write to the Planning Minister, requesting the POA covers the cost of resurfacing.
13/2024 REVISED PROPOSALS FOR ELIZABETH HARBOUR	Previous minutes refers 03/2024 (SC) Following an application for Elizabeth Harbour, the Committee has received representation from Mr Mike Graham, in relation to all planning applications. He has concerns, given the recent problems with car battery fires, that the Committee request charging facilities for bicycles are placed in new residential flat developments. (SA) advised there are requirements under building control regulations, along with planning regulation's that address this concern. (SC) asked if we can add these concerns to the Committee's planning responses, until we establish if it is incorporated in the Government's forthcoming cycling strategy.

14/2024 HOPE STREET TEMPORARY CLOSURE	Hope street is due to be closed for 6 weeks from early January, whilst demolition work is undertaken at Wildfire. Following demolition, Hope Street is to be closed for a further 24 weeks to enable construction work to be undertaken. The contractor will liaise with property owners/residents and commercial businesses in the area to advise of the closure. The Committee were asked to consider this closure as a trial, to determine if Hope Street could be closed permanently. There has previously been a desire to close the street to traffic, this would enable the space to be used for alfresco dining. The permanent closure will be subject to public consultation, with the result brought back to Roads Committee. The Roads Committee agreed to the temporary closure of Hope Street.
PLANNING APPLICATIONS	
15/2024 P/2023/1340 19 QUEEN STREET & HALKETT STREET, QUEEN STREET, ST HELIER	Change of use to part of existing building from commercial to residential and its extension at third-floor level, to create eight residential units and associated facilities and rooftop amenity. Form new residential entrance at ground floor. The Committee approved the draft comments detailed in the planning report dated 10 January 2024 (refer to documentation attached)
16/2024 P/2023/1357 VILLA DAEMAR AND ARNSIDE, QUEENS ROAD, ST HELIER	Proposed demolition of 1 cottage, construction of 5 houses, with associated landscaping. The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
17/2024 P/2023/1361 14 HAVRE DES PAS, ST HELIER	Create 4 two-bedroom and 3 three-bedroom townhouses, with first and second-floor balconies provided to East and West elevations, photovoltaic panels installed to roofs and associated parking, stores, and landscaping enhancements. The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
18/2024 P/2023/1410 CHANCEUX, LA VALLEE DES VAUX, ST HELIER	Convert existing ground floor studio flat into one bedroom unit with single-storey flat roof to south of Flat 1, amenity space & storage. Create 3 parking spaces. REVISED DESCRIPTION: Construct single-storey flat roof extension to South East Elevation to form 1 1-bed residential unit. Clad existing East elevation in horizontal hard plank cladding and form 3 parking spaces to North East of site. The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
19/2024 P/2023/1441 70-72 LA COLOMBERIE, ST HELIER	Demolish all buildings on site and construct mixed-use development comprising two buildings (Blocks A & B) with 32 residential units (12 one-bed and 2 two-bed apartments) and 2 commercial units. Remove vehicular access from La Colomberie and amend vehicular access to Roseville Street linking to new ground floor car park including parking for 12 vehicles and 2 motorcycle spaces. Provide ground floor storage for 94 bicycle spaces (30 bicycle spaces for Block A, 56 bicycle spaces for Block B, 4 bicycle spaces for commercial units and 4 bicycle spaces for residents' visitors). Create children's play space at ground floor level and landscaped gardens for shared amenity at podium level and fourth floor. 3D model available. The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
20/2024 P/2023/1445 LA COLLETTE GARDENS, MOUNT BINGHAM, ST	"Regrading of land to form memorial garden with 1 new reflection pond, 1-bench, 2-pergolas and associated planting and landscaping enhancements."

HELIER	The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
21/2024 P/2023/1460 PRIVATE CAR PARK, GREEN STREET, ST HELIER	Construct 18 one-bed and 8 two-bed residential units. Demolish Cherry Tree Cottage. Provide new car parking for development (to include 15 Parking Spaces for La Residence de la Plage) and provide bicycle parking. Alter vehicular access. Undertake Public Realm improvements to Green Street to include new bus shelter. 3D Model Available The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
22/2024 P/2023/1451 KIRKELLA HOUSE, 18 VAL PLAISANT, ST HELIER	Change of Use from Class C Office to Residential, comprising 2 one- bed Apartments and 3 two-bed Apartments. Construction of second floor extension to Northeast of Site with roof terrace over. Provide 2 balconies. Various internal and external alterations. The Committee approved the draft comments detailed in the planning report dated 14 February 2024 (refer to documentation attached)
23/2024 AGREED DECISIONS	• (JL) to issue a press release about inadequate car parking for planning application P/2023/1441 70-72 La Colomberie, St. Helier. • Agreed temporary closure of Hope Street. • Agreed to write to Infrastructure regarding the POA's.
24/2024 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS	• (MP) Clean-up of French Lane (AR) to address • (SC) Property known as Broomhill on hairpin bend bottom of Tower Road, is there a plan to buy it and make the pavement? (SA) Not at the moment, it has gone to PSB, currently waiting on Island Plan. • (SC) Can we arrange a briefing from Infrastructure on the new Government building. • (SC) Discuss scaffolding embargos
NEXT MEETING	The next meeting will take place on Wednesday 13 TH March 2024.

RATES ASSEMBLY APPROVAL (10.07.24)
PROPOSED ROADS PROJECT AND MAINTENANCE
A. ROAD WORKS MAINTENANCE/RESURFACING WORK

Version:
Date:

DRAFT

Priority **Brief detail**

		<u>Indicative budget cost</u>	<u>approx Area</u>	<u>approx Lin/m</u>	<u>Update</u>
1	Road wrks mat., Road Markings, Asphalt R&M, fountain R&M, etc.	116,000	Essential maintenance		Used as and when required
3	Replace failed bricked areas Clairvale Rd., Rue de L'Etiau, Clearview St., Dorset St., Clarendon Rd., etc. - essential work)	100,000			Ess. wrk brick areas H&S risk - can't wait for N
4	Duhamel St. (Carriageway and Footpaths) 1990	35,000	326	61 l/m	Essential work - undertake wrks Autumn 24
5	Aquila Rd. (Carriageway and footpaths) 1989	100,000	2,638	310 l/m	Incl. some minor NIA improve. - can't wait for
6	Charles St. Footpath - (use PoSH Granite for footpaths) (Phase 1)	100,000	355	91 l/m	Phase 1 South side FP (Granite from stock)
Sub total:		451,000			<u>In principle budget:</u>

RESERVE LIST

- Charles Street (Phase 2) (Carriageway) 2002
- To be updated at April R.Com Meeting following officer assessments.
- To be updated at April R.Com Meeting following officer assessments.
- To be updated at April R.Com Meeting following officer assessments.
- To be updated at April R.Com Meeting following officer assessments.

B. ROAD WORKS IMPROVEMENTS

Priority **Brief detail**

		<u>Indicative budget cost</u>	<u>Score</u>	<u>Criteria</u>	<u>Update</u>
1	Allowance for Road Safety Assessments	15,000			Used as necessary for H&S
2	*NIA - Pomona Rd. & Poonah Rd. Design team appointed 2023/24	550,000	31	1,3,4,5,6,8,9	Seek £ joint fund; Committed 2023/24 - design
3	*Philips St. public realm - Continuation from Minden Plc.	450,000	23	3,4,5,6,7,8,9	Seek £ joint fund; link Minden Plc & Ann Court
4	*Minden St. Improvements - Continuation from Minden Plc.	300,000	23	3,4,5,6,7,8,9	To tie in with Minden Plc, seek 50% cont. from
5	*NIA - Belmont Rd - Develop scheme drawings for delivery	250,000	23	3,4,5,6,8,9	Seek £ joint fund; Scheme drawn - PoSH to de
6	Hope Street - Closure to traffic	40,000	21	3,4,5,7,8,9	Road Closure for alfresco - Public Realm impro
Sub total :		1,605,000			<u>In principle budget:</u>

NOTE : Projects jointly marked with "*" - seek to get jointly funded by Gov

RESERVE LIST

- Highview Lane Road improvement
 - Barbizon, La Pouquelaye - Road improvement line
 - La Pouquelaye footpath widening, prog (2 yrs)
 - Rue De L'Etiau Improvement scheme
 - Claremont Road Traffic Calming
 - Don Street Regeneration
 - Vallee Des Vaux Traffic Calming (Phase 2)
 - Las Cheneas rebuild roadside wall
- | | | |
|----|-----------|---|
| 25 | 1,2,5 | (Requires purchase of land - possibly Compulsory Purchas |
| 22 | 1,4,5,6 | (Requires purchase of land - possibly Compulsory Purch. |
| 22 | 1,3,5,6 | (Postponed to 2024/25, due to funding) |
| 17 | 1,5,2 | (Speed humps & Lighting by JDC. Unloading bays req'd) |
| 17 | 1,5,6 | (This forms part of the works being undertaken by IHE) |
| 16 | 3,5,6,7,9 | (£ 30k POA to replace tarmac footpath with granite) |
| 12 | 3,5,6 | (Phase 1 - 2023/24 - undertake review in approx. 12 mon |
| 10 | 3,5 | (listed can't set wall back to create footpath on STIR - plan |

PROJECTS/MAINTENANCE CRITERIA OBJECTIVES

Version:
Date:

<u>Ref</u>	<u>Note</u>	<u>Score</u>
1	The project/maintenance will address road safety. i.e. visibility, speed, etc	10
2	Accident/near misses - Evidence to substantiate has been provided	10
3	This project/maintenance will improve the public realm facility	5
4	The project create local attractive green routes through communities where people are the priority	5
5	Improved accessibility will be achieved - walking and cycling routes (Improved crossings)	5
6	Will the work benefit the wider community (more than 20 households).	2
7	The project will benefit businesses such as retail and hospitality - providing more opportunity for alfresco	2
8	The work will be complete within this financial year	2
9	The project reduces vehicular dominance on the street/road.	2
10	This project/maintenance is approved by Roads Committee and Funding has been secured.	2

Appendix 1: Proposed roads to be resurfaced (A)



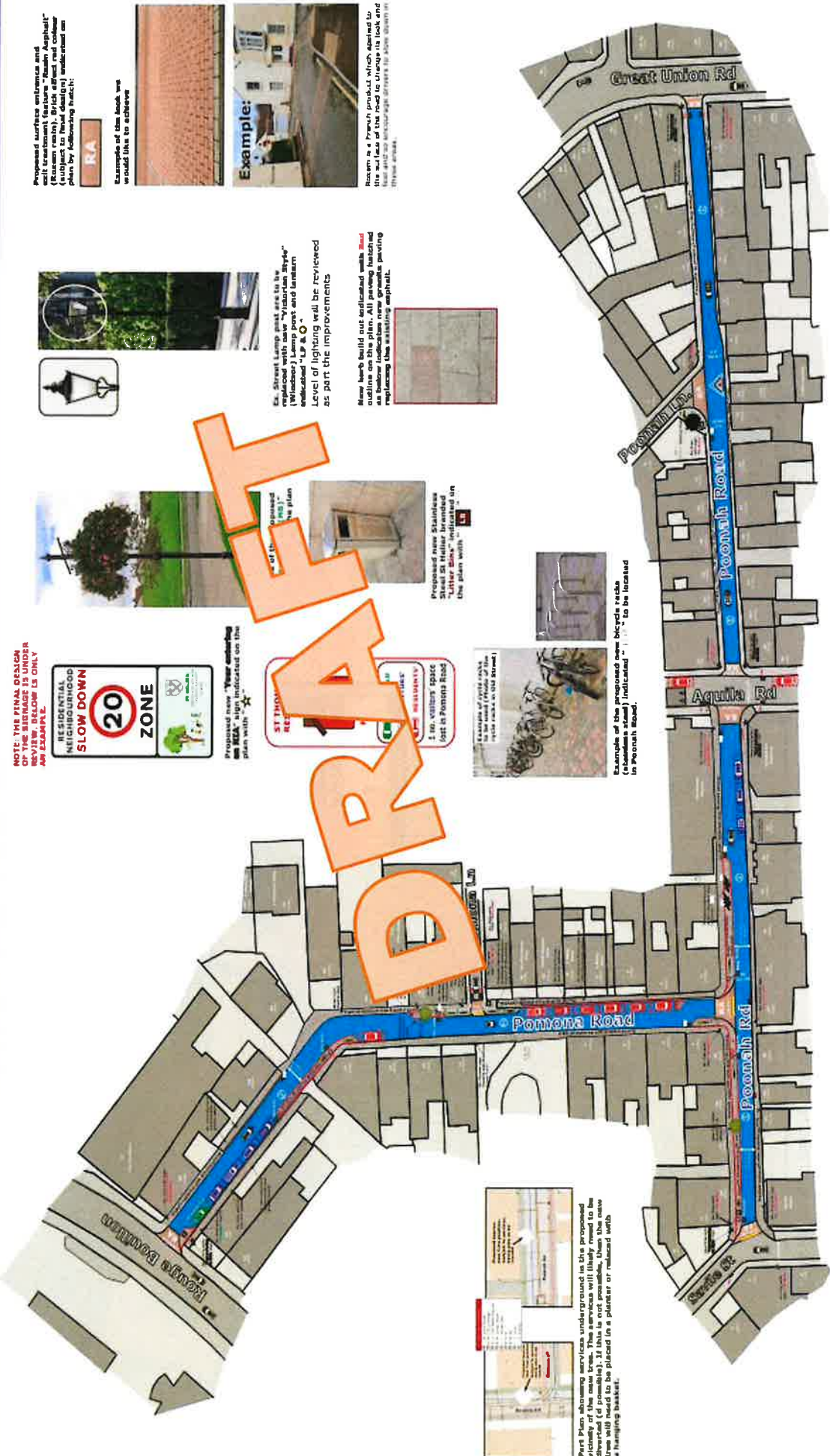
Pics to follow of:-

- Replace failed bricked areas Clairvale rd, Rue de L'Etau,
- Clearview St, Dorset St, Clarendon Rd, etc. - essential work)
- Duhamel Street (Carriageway and Footpaths) 1990
- Aquila Road (Carriageway and footpaths) 1989

Appendix 2: Proposed Projects (B)

NIA - Poonah rd and Pomona rd

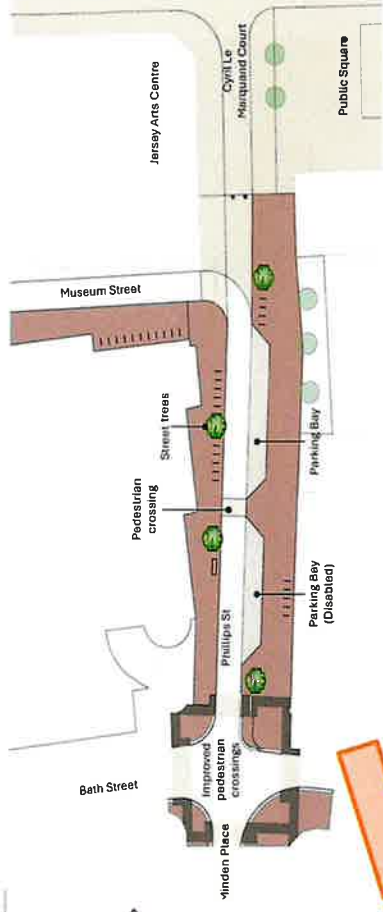
POONAH ROAD & POMONA ROAD IMPROVEMENTS



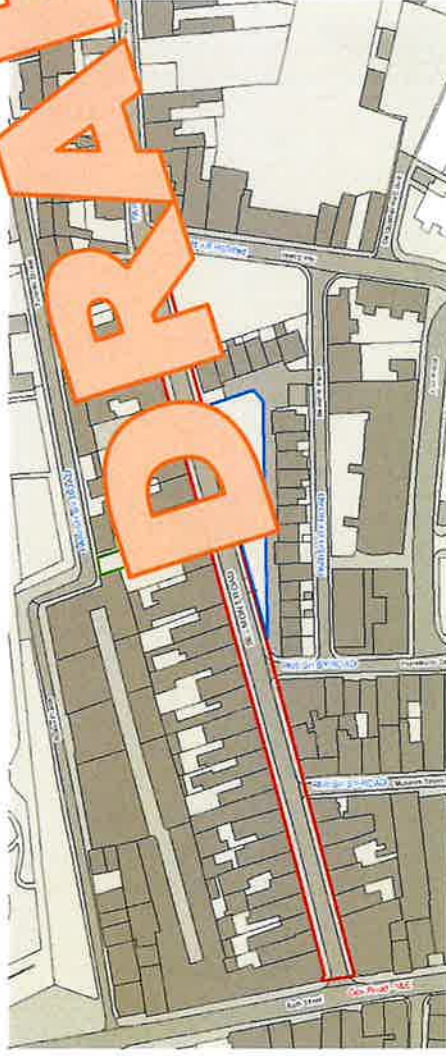
PROPOSED LAYOUT



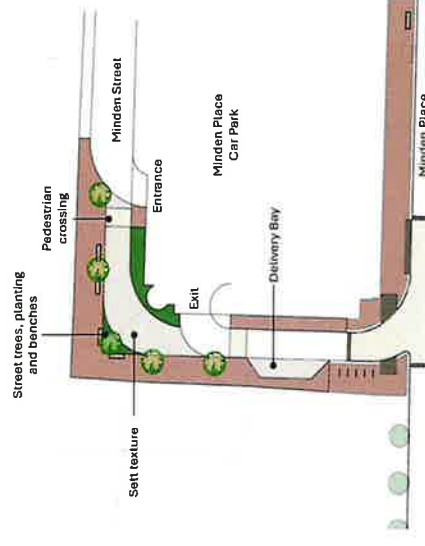
Phillips Street



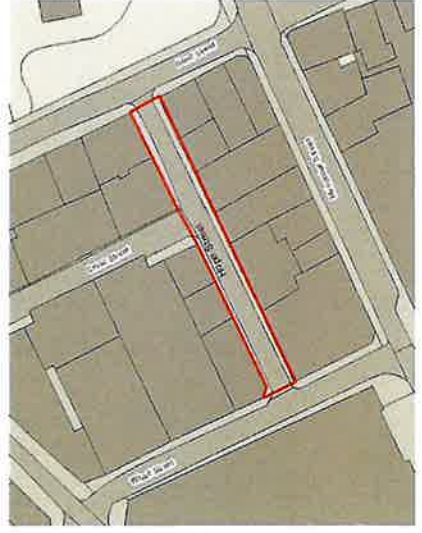
NIA Belmont Road



Minden Street

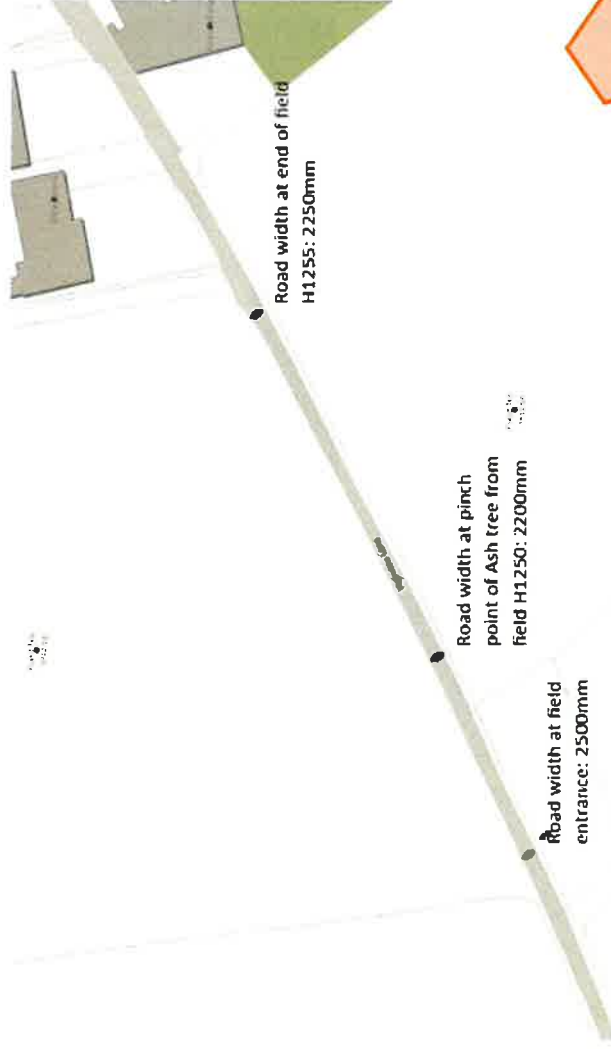


Hope Street

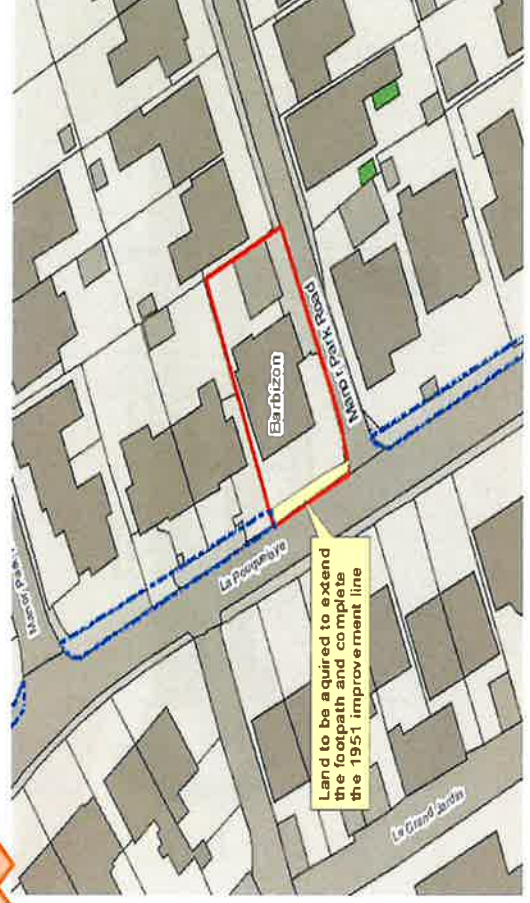


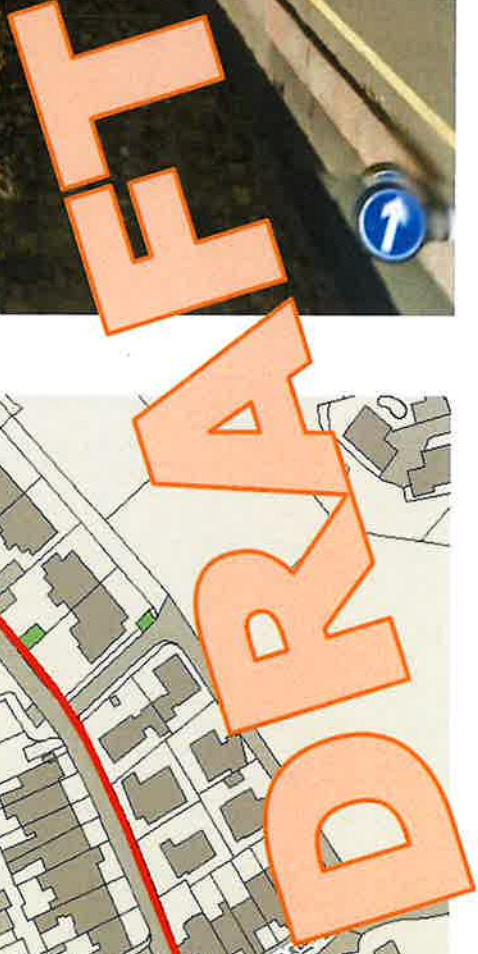
ROAD IMPROVEMENTS - RESERVE LIST

Highview Lane



Barbizon, La Pouquelaye



[illegible]

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

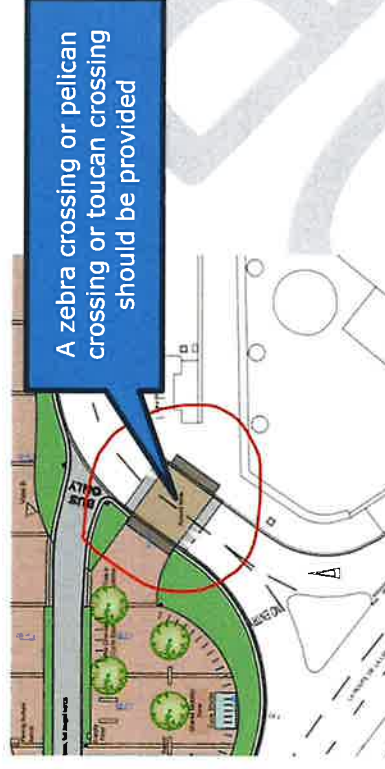
P/2024/0034

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>