



<b>Minutes</b>	
<b><u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u></b>	
<b><u>HELD IN THE ASSEMBLY ROOM ON</u></b>	
<b><u>WEDNESDAY, 10<sup>th</sup> APRIL 2024 AT 9.30AM</u></b>	
<b>PRESENT</b>	<b>Constable S Crowcroft (SC)</b> <b>The Very Rev'd M Keirle (MK)</b> <b>Mrs H Hubbell (HH)</b> <b>Mr J Lagadu (JL)</b> <b>Mr M Pirozzolo (MP)</b> <b>Mr B Manning (BM)</b> <b>Mr K Proctor (KP))</b>
<b>IN ATTENDANCE</b>	<b>Mr Andrew Sugden (Chief Executive Officer) (AS)</b> <b>Mr S Alves (Head of Infrastructure) (SA)</b> <b>Mrs A Roberts (Parish Secretary) (AR)</b> <b>Miss E Sheehan (Minutes) (ES)</b>
<b>APOLOGIES</b>	<b>Mr A Sty (Infrastructure Manager) (AS)</b>
<b>DECLARATION OF INTEREST</b>	(HH) lives on Trinity Hill and (SC) lives on Clarendon Road
<b>OPEN MEETING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 13 <sup>TH</sup> March 2024 were approved.
<b>MATTERS ARISING</b>	None
<b>33/2024 FOR DECISION: REQUEST FOR ENGRAVED MEMORIAL PLAQUES/STONES ON FOOTPATHS</b>	<p>Chris Addy, Jersey Heritage asked the committee's permission to install twenty memorial stones, outside the wartime homes of Islanders who were imprisoned, persecuted, or deported during the German Occupation. The four locations were identified in in St Helier.</p> <ul style="list-style-type: none"> <li>• Northfields, Byron Lane</li> <li>• Tiverton, 13 Chevalier Road</li> <li>• 3, Hope Street</li> <li>• 17 Manor Park Estate</li> </ul> <p>Jersey Heritage are seeking to work with Government Infrastructure and Parish teams to install the stones. Alternatively, they will cover the cost of a contractor recommended by the Parish.</p> <p>The Roads Committee suggested surrounding the plaques with granite stones, so they stand out against the tarmac.</p> <p>The Roads Committee approved unanimously.</p>
<b>34/2024 BAGATELLE SAFER SCHOOL ROUTES (CLAREMONT ROAD/FOUNTAIN LANE) BRIEFING BY I&amp;E</b>	<p>Sam Fleming, Emma Richardson and Quintin Murfin from the Government of Jersey Infrastructure and Environment Transport team, presented the Roads Committee with a brief overview to improve road safety and increase walking and cycling, especially in terms of school connectivity.</p> <p>Roads impacted are in the ownership of the Parish of St Helier, Parish of St Saviour, and Government. Claremont Road and La Rue de la Fontaine are split between the Parish of St Helier and St Saviour and Bagatelle and Mont Millais are under the administration of the Government. This will be a joint initiative between the highway authorities and will require collaboration with the schools.</p>
<b>35/2024</b>	(SC) advised the Parish had written to resident parking holders with the

<p><b>BRIEFING ON RESIDENTS PARKING ZONES - REVIEW</b></p>	<p>main findings of the current review, he explained there have been four main changes:</p> <ol style="list-style-type: none"> <li>1. Resident permit holders have been asked not to use visitor spaces, if they do, they will need to show a pay card at certain times of the day.</li> <li>2. The Parish has insisted on up-to-date contact details being provided.</li> <li>3. Permit holders have been advised that on occasion they may be asked to move their vehicle, because of building work or to clean the streets. This should discourage people from using the spaces as vehicle storage.</li> <li>4. Stopping vehicles from overhanging adjacent spaces, although longer-term changes longer term law changes will be required.</li> </ol> <p>Permit charges are being reviewed to ensure that operational costs are met. The Committee were reminded that it was their refusal to a residents parking zone on Old Trinity Hill that had prompted the review. The Parish has been approached by residents in Dongola Road, Old Trinity Hill, and Grosvenor Street to create new residents parking zones.</p>
<p><b>36/2024 2023/2024 ROADS PROGRAMME UPDATE</b></p>	<p>(SA) explained, due to a later than normal Rates Assembly and approval of the Parish estimates, the window in which to complete road works has been shorter than usual.</p> <p>Road projects Halkett Street and Vallée des Vaux have commenced. Due to inclement weather these projects may be extended into the new financial year.</p> <p>It is difficult to plan for unforeseen events The damage and chaos caused following Storm Ciaran has resulted in the team having to drop their usual work. Taking into consideration these unforeseen challenges, the Parish has achieved the Roads Program and included additional roads that were on the reserve list.</p>
<p><b>37/2024 UPDATE 2024/25 PROPOSED ROADS PROGRAMME</b></p>	<p>(SA) Last month the Roads Committee approved in principle the 2024/25 Roads Programme. The revised draft roads programme is subject to funding being approved at the Rates Assembly.</p> <p>In terms of resurfacing the priority is to address the failed bricked areas in various residential streets, as it is becoming a health and safety risk. Resident Parking Zone spaces may need suspended for the duration of the works.</p> <p>Winchester Street, Duhamel Street and Ann Street need resurfacing. Works in Charles Street will take a phased approach, the Parish will use granite in stock and works will progress as far as possible within budget.</p> <p>The Parish has appointed a design team for Poonah and Pomona Road Neighbourhood Improvement areas (NIA), they are collaborating with officers to provide on in-principal scheme, which incorporated requests from residents. The scheme will be presented to residents as part of the consultation process. We are on a very tight timeline with this project as it is a comparable situation to Halkett Street where there is long lead in times for materials, therefore we need to finalise the design as soon as possible to deliver this project within the financial year. The finalised scheme will come back to Roads Committee for final sign off.</p> <p>A sum of money has been included to commence improvements to La Pouquelaye footpath, specifically targeting the chicane area. It is being considered if footpaths can be provided on both sides, as well as widening the existing footpath to improve pedestrian safety.</p> <p>It is aimed to develop plans for Philips Street and Minden Street, as</p>

	<p>part of the overall Minden Place project, with a view to exploring a joint funding agreement with Government</p> <p>Funding has been allowed to continue developing plans for the Belmont Road (NIA). Due to essential drainage works, the (NIA) will be postponed. However, plans can be developed, so that works are ready to commence on site in the 2025/2026 financial year.</p> <p>A nominal sum has been allowed for Hope Street, if it is established that the road can remain closed to vehicles. This would enable the creation of alfresco areas for businesses.</p> <p>The figures provided are estimated budget costs. As the project design and works move forward, adjustments may be required. Any work undertaken must remain within the overall Road Projects budget, approved at the Rates Assembly on 10 July 2024.</p> <p>Resurfacing and projects will be undertaken in the order of priority as listed on the schedule. Some works have moved down the list, as they all require various levels of design and planning input.</p> <p>The Roads Committee approved the 2024/2025 proposed roads programme.</p>
<b>PLANNING APPLICATIONS</b>	
<b>38/2024</b> <b>P/2024/0172</b> <b>ROMERILS,</b> <b>DUMARESQ STREET,</b> <b>ST HELIER, JE2 3RL</b>	<p>Demolish western projection of existing retail floor space and second floor storage area. Relocate retail parking to within existing building. Construct new development comprising retail space and 53 apartments (20 one-bed, 29 two-bed, and 4 three-bed), including affordable provision. Form new access points onto Hue Street for vehicle and cycle parking. Enhancements to public realm, including hard and soft landscape improvements. 3D model available.</p> <p>The Committee approved the draft comments detailed in the planning report 10<sup>th</sup> April 2024 (refer documentation attached)</p>
<b>39/2024</b> <b>P/2024/0175</b> <b>CHORDS, 3 WEST'S</b> <b>CENTRE, BATH</b> <b>STREET, ST HELIER,</b> <b>JE2 4ST</b>	<p>Install 2 no. canopies to West and North elevations.</p> <p>The Committee approved the draft comments detailed in the planning report 10<sup>th</sup> April 2024 (refer documentation attached)</p>
<b>40/2024</b> <b>P/2024/0202</b> <b>12, BURRARD STREET,</b> <b>ST HELIER, JE2 4WS</b>	<p>Demolish existing retail unit and construct new retail space and 3 two-bed flats with associated terraces, bin, and bike store.</p> <p>The Committee approved the draft comments detailed in the planning report 10<sup>th</sup> April 2024 (refer documentation attached)</p>
<b>41/2024</b> <b>AGREED DECISIONS</b>	<ul style="list-style-type: none"> <li>• Roads Committee - Agreed to Stolpersteine project – in which small memorial stones will be placed on Parish Roads. The Dean will be a point of contact for the media.</li> <li>• Roads Committee approved the Parish 2024/25 Roads Programme, will be subject to Rate Assembly approval on 10 July 2024.</li> <li>• Roads Committee refused the scaffolding to Max Grill, Bath Street, the request coincides with the summer embargo.</li> </ul>
<b>42/2024</b> <b>LODGING ITEMS FOR</b> <b>FORTHCOMING ROADS</b> <b>COMMITTEE</b> <b>MEETINGS</b>	<p>(AS) Advised the Committee that Roads Committee paperwork will only be issued electronically from May. There will be no paper copies posted. Committee members can trial this next month and those who want paper copies will need to request them.</p>
<b>NEXT MEETING</b>	The next meeting will take place on Wednesday 8 <sup>th</sup> May 2024.



**1. Romerils, Dumaresq Street, St Helier, JE2 3RL**

**P/2024/0172**

*Demolish western projection of existing retail floor space and second floor storage area. Relocate retail parking to within existing building. Construct new development comprising retail space and 53 apartments (20 no. 1-beds, 29 no. 2-beds, and 4 no. 3-beds), including affordable provision. Form new access points onto Hue Street for vehicle and cycle parking. Enhancements to public realm, including hard and soft landscape improvements. 3D model available.*

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

1. Committee notes that the proposal is to demolish western projection of existing retail floor space and second floor storage area. It is noted that the existing buildings will not be demolished; instead, a new block will be added to the existing car park behind the store.

The proposed scheme will comprise of:

- 53 new homes comprising 20 x 1-bed, 29 x 2-bed and 4 x 3-bed units
  - 298sqm retail units at ground floor level
  - 100 residential cycle parking spaces
  - 12 retail cycle parking spaces.
  - Residential car park comprising 18 vehicle spaces and 2 motorcycle spaces (all spaces are provided with electric vehicle infrastructure)
  - 12 retail car parking spaces
- a) Access to the proposed residential car park is proposed to be taken from Hue Street. In addition, a loading bay is proposed along Hue Street for delivery and servicing vehicles. A standalone loading area is proposed for the existing retail unit and the new retail space to be provided within the proposed development.
  - b) Improvements to the existing arrangements on Hue Street and Dumaresq Street are also proposed. This includes extending the pedestrian priority space along the length of Hue Street, by introducing a new pedestrian priority traffic table linking Hue Street to York Lane. As well as this, a new pedestrian priority raised table linking Pitt Street to Romerils and Hue Street has been proposed.
  - c) As part of the proposals, the Applicant is seeking for Hue Street to become one way in a westerly direction from the site access. This is to reduce the number of vehicle movements that pass through the site and the new pedestrian priority link on the southern section of Hue Street.
  - d) The Applicant proposes to enhance the public realm by removing the existing car parking along Hue Street and Dumaresq Street surrounding the site, with the exception of accessible parking on Dumaresq Street.
2. The Applicant presented the scheme to the Parish Roads Committee prior to submission on 10 January 2024, at which the Parish Roads Committee agreed to send a clear message of support for the scheme which will regenerate this part of St Helier.  
  
Although the Roads Committee supported the regeneration of this part of St Helier, the Committee would prefer increased car parking - although it is understood that the resident spaces proposed are within the minimums set out in the Supplementary Planning Guidance for parking in St Helier.

3. The Roads Committee notes and welcomes that the proposed residential cycle parking provision exceeds the Supplementary Planning Guidance (October 2023) by 4 spaces. Committee notes:
- a) *The development proposal provides a total of 100 long-stay cycle parking within a dedicated cycle hub on the ground floor which is in excess of the standards required. This cycle parking area is for cycle hubs fitted with electric charging points for those with e-bikes, as well as a maintenance and washdown area. In addition, there are areas of cycle parking for larger bikes.*
  - b) *Additionally, short-stay/visitor parking spaces are also provided within the public realm. A total of 5 Sheffield stands will be provided - 3 on Hue Street and 2 on Dumaresq Street – thus providing space for a total of 10 bikes.*
  - c) *A total of 12 cycle parking spaces will be provided for the retail unit to be used by staff and customers. These spaces are provided in the form of 6 Sheffield stands.*

The locations, style, finish and material of the external Sheffield cycle stands on public roads are to be agreed in advance with the Parish of St Helier (Parish By-Roads) and the Government of Jersey Infrastructure & Environment Transport Team (Government Roads).

4. The Roads Committee notes that a total of 18 car parking spaces, including 1 disabled space, are proposed. The Applicant advises that all car parking spaces will be provided within the podium car park on the ground floor. All 18 car parking spaces will be provided with electric vehicle charging capability.
5. It is noted the Applicant is proposing that a dedicated loading bay for the residential units is to be provided on Hue Street. All refuse servicing will take place from the loading bay on Hue Street. In addition, a new loading area is to be provided for the existing and proposed retail unit on site. The designs, finish and materials are to be agreed in advance with the Parish of St Helier for Parish by-roads.
6. 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.
7. The Parish Roads Committee would expect the public realm finishes to the footpath to be good quality granite, similar in size to recent public realm installation such as on Halkett Street, La Motte Street, etc. However, the final design, details and finishes are to be agreed with the Parish prior to work commencing on-site.
8. As part of the Public Realm improvement, the Parish requires that the Applicant resurface Hue Street, especially as the roads around the site will be used by heavy construction vehicles and there will be a need to bring services into the site which will result in trenching the carriageways. The resurfacing is to include the road markings, any necessary poles and signs, especially if reversing Hue Street.

9. The Applicant will need to commission Independent Road Safety Assessment levels 1, 2 and 3, which are to be undertaken by appropriately qualified traffic engineers and with deficiencies identified to be addressed. The results of the Road Safety Assessment are to be shared with the Parish of St Helier, especially in terms of reversing Hue Street. The Applicant's traffic engineer will need to work with the Parish and the Government of Jersey Infrastructure & Environment Transport Team to assess the impact of reversing the traffic on the road network.
  10. A strategy to clean the façade of the building without the necessity for external equipment which must be operated from the roadway must be developed.
  11. The Roads Committee requests that the Applicant provides trees planted within the road (avoiding planters wherever possible).
- It is important that the Applicant consults with a qualified and experienced arboriculturist to ensure that the appropriate species of tree is chosen and to ensure that appropriate root guards are provided. The Applicant is to note that the Parish requires a condition imposed on the developer to make the developer responsible for replacing the tree(s)/planting should the tree be damaged or diseased in the first 3 years.
12. 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 plant growth, to be permanently restricted in height to 900 mm above road level in perpetuity.
  13. 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.
  14. 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.
- Please note that footways **MUST** be continuous across all vehicular entrances as priority is to be given to pedestrians. Therefore, there is no need to provide tactile paving on either side of a vehicular entrance.
- 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.
15. 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.
- 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.



16. That all external rainwater downpipes along the elevation to the building to the back edge of a public footway/public roadway must discharge into the surface water drains at the cost of the Applicant. Rainwater pipes **MUST NOT** discharge onto the surface of a public footway or road.

Any work undertaken to link to the main drains is to be agreed in advance with both the Government of Jersey's Drainage Team and the Parish of St Helier **PRIOR** to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.

17. That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for a structure to encroach on the highway or footway:

- That any windows bordering the public road or footway shall be of a type whose opening lights do not open beyond the face of the building. The Applicant should note that contravening this condition will mean that the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
- That no doors may open outwards over the public highway. The Applicant should note that contravening this condition will mean that the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
- That any "up and over" door is of a type which does not encroach over the footway or highway when being opened or closed or when fully open. Should it be a new vehicular access from a Parish by-road, the kerb and footway must be lowered by the Parish at the Applicant's expense.
- That no part of the foundations of the building may project under the public highway. The Applicant should note that contravening this condition will mean that the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.

18. The Applicant must remove obsolete service boxes that are no longer used to provide a service to the Applicant's site or, alternatively, realign/renew service boxes, liaising with the appropriate utility company. Obsolete ditched kerb and footway entrances are to be removed with the kerbs and footway lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footway, although in some instances the Applicant may need to reset granite footway paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footway. All remedial works are to be at the cost of the Applicant.

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.

19. That notwithstanding the above comments, this submission should be referred to Infrastructure & 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/2024/0172>



**2. Chords 3, West's Centre, Bath Street, St Helier, JE2 4ST**

**P/2024/0175**

*Install 2 no. canopies to West and North elevations.*

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

1. The Roads Committee notes that the proposal is for two awnings, one at West's Centre and the other on the Bath Street elevation.
2. That the proposals are presented to the States of Jersey Police as one or more of their CCTV surveillance cameras is trained on the area and close-up viewing may be impaired by the canopies(s).
3. That notwithstanding the above comments, this submission should be referred to Infrastructure & 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/2024/0175>

**3. 12, Burrard Street, St Helier, JE2 4WS**

**P/2024/0202**

*Demolish existing retail unit and construct new retail space and 3 no. two-bed flats with associated terraces, bin and bike store.*

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 retail unit on 12 Burrard Street and construction of a new building comprising of a ground floor retail unit and 3 no. two-bed units of accommodation. There will be a cycle store to accommodate 12 no. cycles; there is no provision for car parking due to the site being constrained.
2. The Applicant must ensure that there is sufficient space to accommodate larger cargo bicycles. Cycle provision must comply with the Supplementary Planning Guidance (October 2023).
3. Roads Committee requests the provision of the appropriate number of charging points for electric bicycle charging. 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 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/2024/0202>

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