



PARISH OF ST HELIER  
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## **ROADS COMMITTEE MEETING**

**Wednesday 8 May 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 10 April 2024 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: To agree proposed raised table locations and ceding of land for footway widening at Ann Street Brewery development site and former Mayfair Hotel site (Presentation by Dandara).
- A6. For decision: Proposed bus stops on La Rue de L'Etiau and Belmont Road and proposed new sign pole to Les Vaux New Road bust stop (Presentation by I&E).
- A7. For decision: To consider recent Planning applications.
- A8. Agreed decisions.
- A9. 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)





PARISH OF ST HELIER



<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 repost 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 repost 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 repost 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 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 dished 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 dished 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.ie/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0202>



<p><b>Date of request:</b> 08.05.24</p>	<p><b>Road reference &amp; title of report:</b> Ann Street Brewery &amp; former Mayfair Hotel Agree Raised table locations &amp; Ceding of land of widening of the footways.</p>
<p><b>Address:</b> Ann Street Brewery site Former Mayfair Hote site</p>	<p><b>Requested by:</b> Developer (Dandara)</p>
<p><b>Location map (Ann Street Brewery site):</b></p>  <p>Ann Street Site</p>	<p><b>Location map (Former Mayfair site):</b></p>  <p>Former Mayfair Hotel site</p>
<p><b>Brief introduction/summary:</b></p> <p>The developer is here today to run through and obtain Roads Committee approval in principle to the design and location of the proposed raised table locations and ceding of land for footway widening at Ann Street Brewery development site and former Mayfair Hotel site – this would be subject to finals design, specification and details being agreed with Parish Officers.</p> <p>The developer is seeking confirmation that the layout and locations of proposed raised tables and external finishes that fall on Parish by-Roads are in principle acceptable.</p> <p>Some of the raised table locations were based on pedestrian routes through Cyril Le Marquand Court which were not constructed, so Roads Committee may wish to omit to avoid confusion and pedestrians crossing in unwanted locations, especially on Ann Street (Currently under the ownership of Property Holdings).</p> <p>Where there are footway improvements and widening, Andium Homes propose to cede these areas to the Parish (where they are on Parish by-Roads) to tidy up the boundaries and form a more unified public footway ownership upon completion.</p>	
<p><b>Officer comments:</b></p> <p>Committee can approve in principle, subject to the final details and specification/finishes being agreed with Parish Officers prior to any construction work being undertaken on the by-roads/footways.</p> <p>The applicant will need to provide appropriately qualified traffic engineer details and specifications for the proposals which will need to go through independent Traffic Safety Audits level 1, 2 and 3. Any shortcomings identified in the road safety report(s) must be investigated and addressed.</p>	



**PARISH OF ST HELIER**  
**INFRASTRUCTURE**

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

**Roads Committee Report**

Ann Street Brewery & former Mayfair Hotel

Agree Raised table locations &

Ceding of land of widening of the footways

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The final Road Safety Audit report is to be shared with the Parish who will consult with the Infrastructure Minister.

The proposed land being gifted to the Parish will be subject to formal Parish Assembly approval, final design and details being agreed with Parish Officers. The construction of the extended footways is to be undertaken to a good standard and signed off by Parish Officers to enable a contract to be passed.

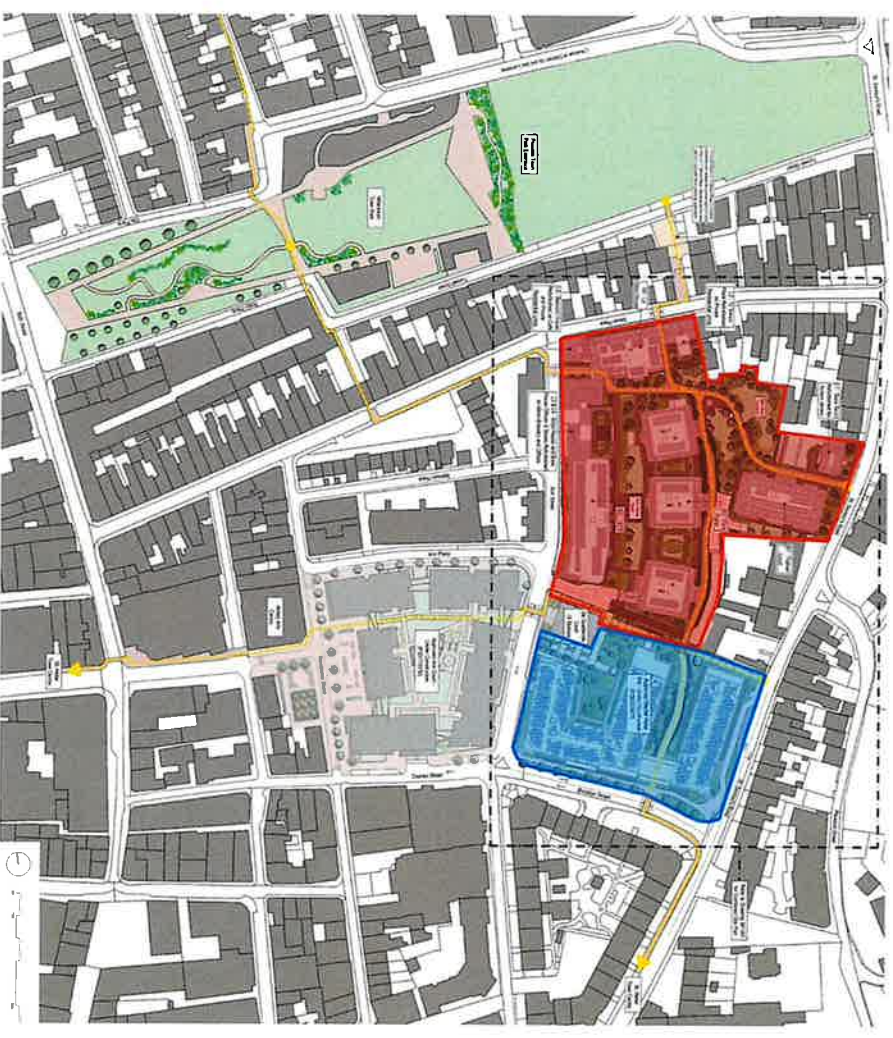
All costs associated with the construction of the improvements; transfer of the land (Parish reasonable legal fees) is to be at the applicants' own costs.

**Ann St. Brewery & Mayfair Residential Development**  
**POSH Roads Committee**

**Y- dandara**

## Introduction

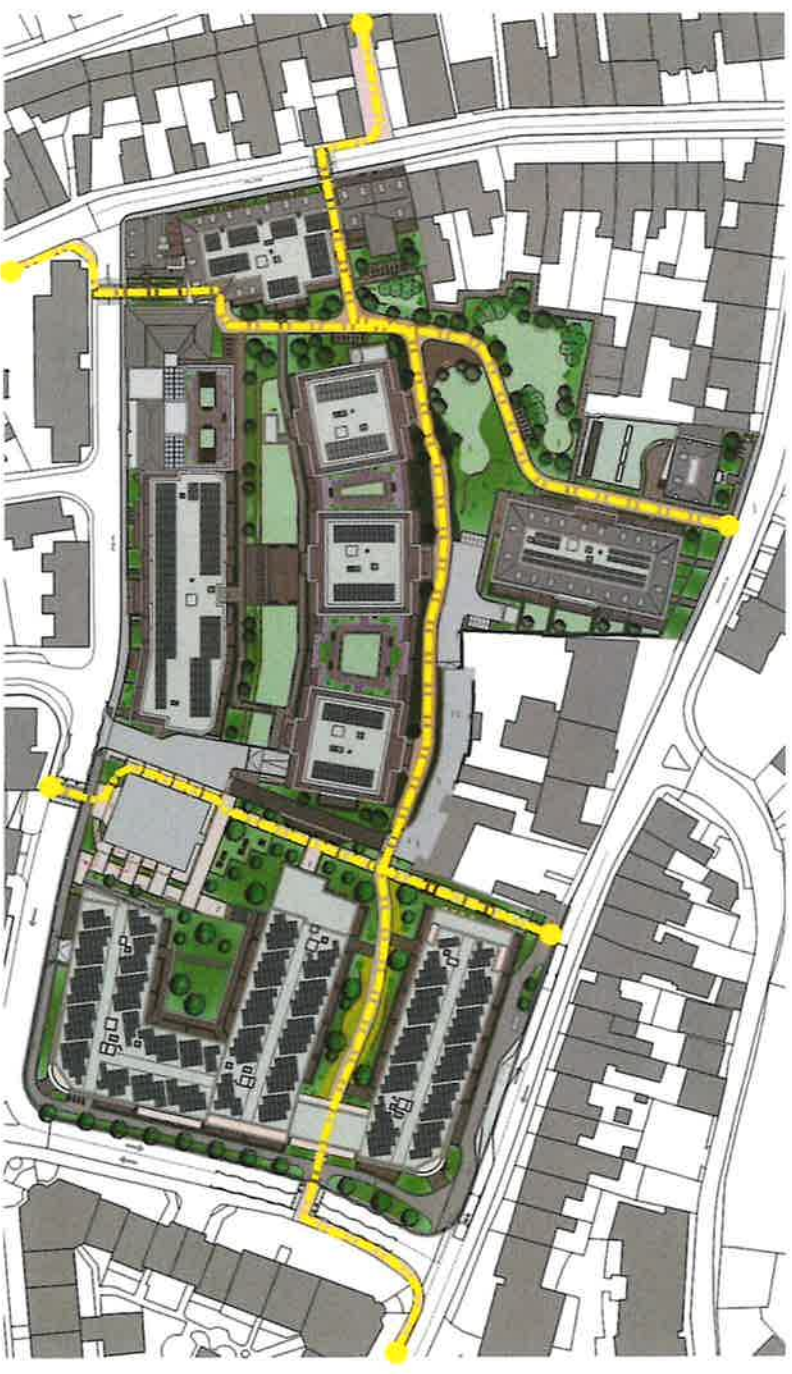
- The Ann Street Brewery and Mayfair Hotel developments are being delivered as part of a regeneration scheme for the north of St. Helier
- These two sites are part of a wider masterplan which includes the adjacent Cyril Le Marquand Court development which has recently been completed
- Construction is well underway with the first phase of the Mayfair Hotel development, expected to be occupied in 2025, with the Brewery site following behind.
- Dandara are seeking approval in principle to the design and location of the proposed raised tables and external finishes that fall on Parish by-roads.





## Masterplan

- The approved masterplan includes both sites and is foremost about connection and sustainable travel.
- Running north to south the Le Grand Douet Path is a new pedestrian and cycle route which takes people off the road network linking town to Millenium Park.
- Running east to west through the Brewery site Mary Ann Walk provides pedestrians direct access from Ann Street through to St.Saviours Road.
- Flanking these walks is parkland and planted verges containing native woodland planting and open green spaces.



## Brewery Site – Road Safety Audit

The Brewery site has been subject to a Stage 1 Road Safety Audit where it was recommended that the raised table crossings be offset from the pedestrian/cycle routes to avoid collisions.

However, after some discussion this has been resolved by incorporating bollards at key crossing points to prevent direct road access onto Simon Place & Ann Street.



## Mayfair Site

The Mayfair site has been subject to a Stage 1 Road Safety Audit where it was recommended that the raised table crossings be offset from the pedestrian/cycle routes to avoid collisions.

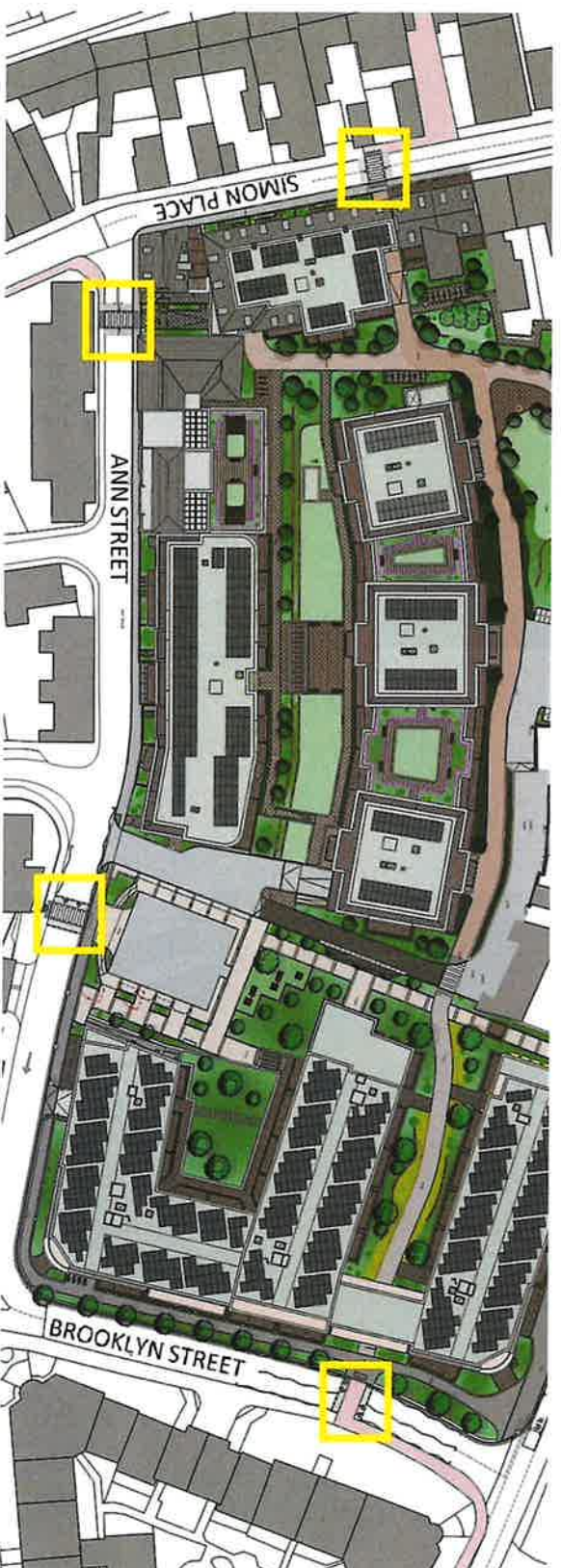
However, after some discussion this has been resolved by incorporating bollards at key crossing points to prevent direct road access onto Brooklyn Street & Ann Street.



## Traffic Tables

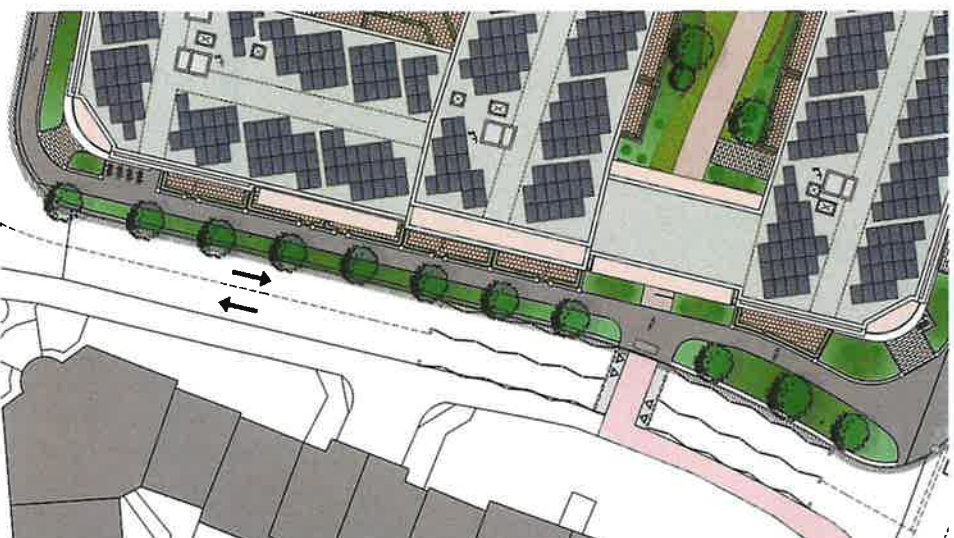
The masterplan therefore incorporates 4 new pedestrian crossings across the schemes:

- 1no. on Simon Place
- 2no. on Ann Street
- 1no. on Brooklyn Street

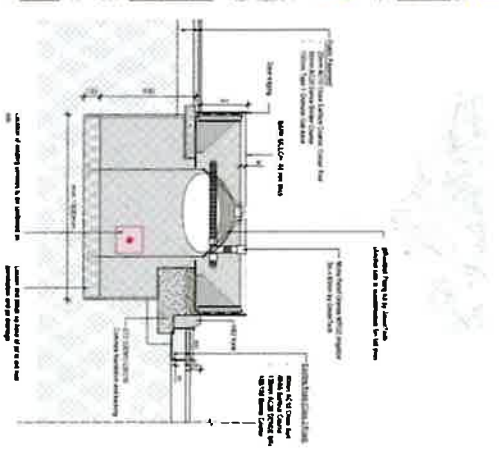


## Mayfair Public Realm

- The creation of a planted walk and avenue along Brooklyn Street with a new tree line installed into a linear planter.
- A tree lined boulevard will create a natural screen for pedestrians from Brooklyn Street. It will also act as a noise buffer.
- The street becomes a corridor for wildlife and an attractive foreground to the development.
- Soft landscaping echoes the precedent of its wider context: The upcoming and adjacent Cyril Le Marquand Court development and the tree line established around Liberation Court.



Land proposed to be ceded to the Public



## Materials

- Material finishes for the landscape present a classic palette to compliment an interwoven development of historic buildings and new, contemporary architecture.
- Surfacing across the scheme is used to provide zonal distinction.
- The public areas and communal footways utilise multi-tone block paving with plain muted tones used across private patios.
- Public pavements encircling the site will be renewed with a black macadam.



Resibound surfacing



Renewed tarmac



Multi tone paving



Heritage sets

## Planting Palette

- Planting across the schemes are to have a natural and informal character with plants selected for their ecological value and seasonal interest.
- The priority will be to consider native species and a maintenance regime that minimises intensive intervention whilst maximising benefit to wildlife.
- This takes the form of meadow verges left to go to seed as opposed to swathes of formal amenity turf and native tree varieties selected for their compact form and urban tolerance.
- The podium gardens will echo this character whilst incorporating ornamental plant varieties to speak of a residential domain.

Podium Gardens:



Copse  
Multi-stem,  
*Betula* sp.



Ornamental foliage:  
*Acer palmatum*  
'Inaba-shidare'



Evergreen, seasonal interest:  
*Sierimia japonica*  
'Nymans'



Varities of ground cover:  
*Hedera Helix*  
'Golden Ingot'

Cycle Path:



Tree with compact habit:  
*Carpinus betulus*  
'Fastigiata'



Winter colour:  
Varities of dogwood



Ground cover for pollinators:  
*Calamintha nepeta*



Mixed meadow verges:  
Seeded with 20% native British wildflowers and 80% mixed slow growing grasses.

Street Trees:



Urban tolerance:  
*Pyrus Calleryana*  
'Charlinec'



Roadside verges with low maintenance:  
*Pachysandra terminalis*  
'Variegata'



Roadside verges with low maintenance:  
*Vinca minor*  
'Atropurpurea'



Roadside verges with low maintenance:  
*Bergenia*  
'Silberlicht'

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<p><b>Date of request:</b> 08.05.24</p>	<p><b>Road reference &amp; title of report:</b> Proposed new bus stops on:- La Rue de L'Etiau &amp; Belmont Road</p> <p>Proposed new sign pole on Les Vaux New Road to display Bus timetable.</p>
<p><b>Address:</b> La Rue de L'Etiau, Belmont Road &amp; Les Vaux New Road</p>	<p><b>Requested by:</b> Government of Jersey Infrastructure and Environment</p>

**Brief introduction/summary:**

La Rue de L'Etiau, Belmont Road:-

I&E are seeking to provide new bus stops for the town link service, four of these bus stops are located on a parish road. The four stops are located at.

- Radisson Hotel
- Castle Quay N
- Castle Quay S
- Belmont Road

I&E have included some images clarifying their location, and they would also like to attach a timetable case at each of the sites.

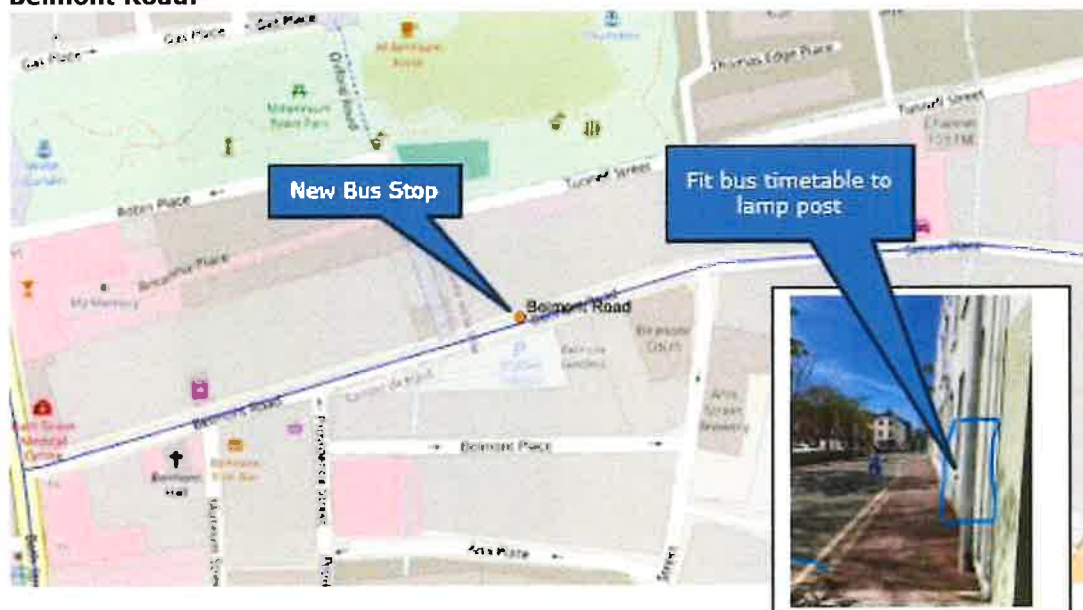
There are lamppost at all four locations for this purpose, so this won't require installing new street furniture.

Les Vaux New Road:-

I&E request permission for a pole to be placed on the footway to enable a bus timetable to be fitted near the bus stop.

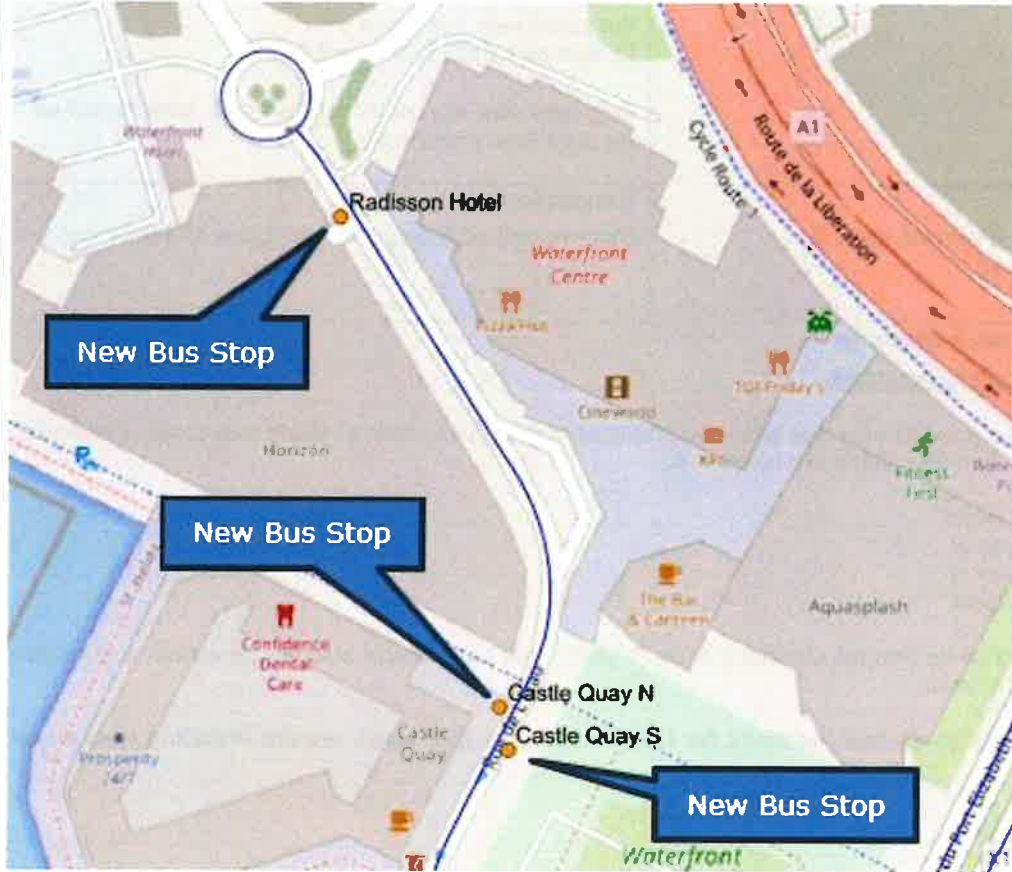
**Locations:**

**Belmont Road:-**





**La Rue de L'Etou:-**



**Les Vaux New Road:-**



**1. St Joseph's Residential & Nursing Home, St John's Road, St Helier, JE2 4XZ**

**P/2024/0291**

*Following demolition of existing garages, construct part two-, part three-storey supported housing (1 X 2-bed 3-person flat and 6 X 1-bed 2-person flats) with bin and external storage, terrace balconies, hard and soft landscaping, and vehicle parking.*

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

1. Committee notes that the proposal is to demolish the existing garages to construct 7 no. sheltered housing accommodation units (6 no. 1-bed and 1 no 2-bed). The proposed units are for over-55's who may still be active. Cycle parking provision is being provided in the storeroom with electric charging and 1 no. car parking space per unit and visitor parking is being provided within the main car parking area. It is noted that there is no Transport Statement provided.
2. If the cycles are to be accommodated within the allocated storeroom per unit, then the storeroom will need to be of sufficient size to accommodate the cycle as well as meet the size requirements for storage. The Committee welcomes the provision of electric charging in the storerooms. The Applicant should include sufficient space for larger cycles such as cargo cycles, mobility scooter charging.
3. It is noted that car parking is being provided near the new block and that electric charging points will be provided and one visitor space which is assumed to be new parking spaces. If the intention is to utilise existing car parking spaces, then the Applicant should undertake an analysis to demonstrate that the proposed additional car parking spaces can be accommodated within the existing car parking on the site. A Transport Assessment should be undertaken.
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. Roads Committee requests that Planning Obligations Agreements (POA) are in place for the following:-
  - a. POA to be set for improving road safety on Old St John's Road working in association with Parish.
  - b. POA to be set for improving road safety on St John's Road working in association with the Government of Jersey's Infrastructure & Environment (I&E) Team.
6. That notwithstanding the above comments, this submission should be referred to I&E 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/2024/0291>

**2. 1, Town Mills Estate, Les Vaux New Road, St Helier, JE2 4NL**

**P/2024/0320**

*Remove vehicular entrance gate. Extinguish and block up existing pedestrian gate. Install fence and gate to South and West elevations.*

The Roads Committee does not support this application for the following reasons:

1. The Roads Committee notes that the proposal is for alterations to the entrance to the property which includes provision of a new fence on top of the existing wall. The existing car parking space remains unaltered except for the removal of the gates.
2. The Roads Committee has concerns that the proposed new fence on top of the existing stone wall results in a deterrent to visibility for a car pulling out of the Applicant's site. The Committee cannot, therefore, support the current proposals and suggests that the fence is pulled back to ensure that visibility is not compromised/made worse for both pedestrians and oncoming vehicles.
3. The Applicant is asked to refer to the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Government of Jersey's Infrastructure 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. The current proposals worsens the visibility.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0320>

<Committee to note that the recommendation is that this application not be supported due to the proposals creating visibility issues for cars pulling out of their parking space.>

**3. The Town House Pub and Restaurant, 57 New Street, St Helier, JE2 3RA**

**P/2023/0442**

*Construct second and third floor and change use of existing ground and first floors to create 11 no. 1-bed and 8 no. 2-bed residential units. Retain existing listed facade. Alter vehicular access onto Craig Street (amended plans).*

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

1. The Roads Committee notes that the revised proposals are for 19 residential units (11 no. 1-bed units and 8 no. 2-bed units) with 35 no. cycle parking spaces with charging facilities. The development also includes pavement widening on Parish of St Helier-administered Craig Street to provide improved visibility for pedestrians, cyclists, and vehicles for the existing vehicle access. The existing vehicle bay will remain for servicing of the building, such as access to the JEC substation, and for the refuse collection.
2. The Applicant must ensure that there is sufficient space to accommodate larger cargo bicycles. Cycle provision must comply with the Supplementary Planning Guidance ('SPG') (October 2023).
3. The Roads Committee requests that a children's playground is provided within the Applicant's site. The playground is to be designed in a manner that caters for all ages and children who have mobility issues. If it is not possible to provide a playground within the development due to site restrictions, then the Parish will be seeking POA contribution from the Applicant to invest in a public playground in the nearby area that will serve families within the Applicant's site.

4. The Roads Committee is very disappointed to see that the previously proposed 7 no. car parking spaces have been omitted and therefore no parking is being provided - the Applicant advising that this is in line with the Government of Jersey's SPG Residential Parking Standards (2023) (SPG RPS 2023). Residents in St Helier should have the same rights as those in rural parishes to own and be able to park a car. The Roads Committee expected to see the car parking provision being retained as this puts more pressure on the already very busy public car parking spaces. The Roads Committee requests that car parking provision is reinstated as per the previous application.
5. It is noted that the Applicant is arranging to pay for a one-year subscription service to EVie for the 19 units, providing EVie credit to each residential unit. This credit can be used across the EVie network – for pay-as-you-go e-bikes, cars and vans, and their e-bike subscriptions where residents can store the e-bike at home or in a private bike store. The residents will need to use the nearest EVie shared transport hub. This should be in addition to reinstating the 7 no. car parking spaces to provide those residents not able to have a parking space to have access to EVie club.
6. The proposed covered loading bay depth needs to be sufficient to accommodate the commercial vehicle within the service bay without overhanging onto the public footpath. What is currently shown does not seem to be sufficiently deep enough to accommodate a commercial vehicle, which also needs to factor in loading bins for when the tailgate opens. The parking space also needs to be of sufficient height to accommodate a refuse vehicle.
7. The widening of the footway in Craig Street needs to be assessed for turning circles, especially for the existing vehicle entrance to 6 Craig Street. The Applicant is to provide details of the turning circle to ensure that turning is possible without mounting the proposed widened footpath. However, if there is to be no car parking provided within the site, then the Parish would seek for the design to be altered by introducing an unloading bay instead of the widened footpath. The Parish still requires that a build-out at the junction with New Street is provided to accommodate a tree that is to be provided by the Applicant and positioning to ensure that the tree does not impact on visibility at the junction. Public realm improvements need to be designed and assessed by a suitably qualified Traffic Engineer as Craig Street is accessed by large HGV vehicles delivering to the adjacent commercial premises. The Parish will require the Applicant to fund and supply independent Road Safety Audits at levels 1, 2 and 3. The results of the Road Safety Audit and action taken to address any shortcomings are to be shared with the Parish - at no cost to the Parish.
8. The Roads Committee welcomes the provision of trees which must be planted at grade (pavement level), not in planters, in accordance with the Island Plan. A tree will require grafting to ensure it is level with the footpath, and the final design and detail must be agreed with the Parish. It is important that the Applicant consults with a qualified and experienced arboriculturist to ensure that the appropriate species of tree is chosen and appropriate root guards must be 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.
9. The Parish requires the Applicant to allow for resurfacing to Craig Street as this road will be the main site entrance for the development and this will result in significant construction vehicles on the Parish-administered road as well as services for the site coming from the Parish by-road. The extent of the repair work and the specifications are to be agreed in advance with the Parish's Infrastructure Department. The Parish requests a POA for the resurfacing.

10. 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 dished 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 dished 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 Heller'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.

11. 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.

12. That any new or altered access must be surfaced in a hardbound 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 Heller set condition which must be undertaken by the Applicant prior to the parking space being used.

13. The Kerb and footway must be lowered by the Parish of St Heller or approved Parish contractor at the expense of the Applicant. This is a Parish of St Heller 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 Heller'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.

14. 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 Heller 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 Heller'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 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 Heller prior to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.

16. 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.

17. 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.

18. Roads Committee requests that Planning Obligations Agreements are in place for the following:-

- POA sum for making good the Craig Street road surface and other public realm initiatives following the development - £ 30,000.
- POA sum if the Applicant cannot provide a children’s playground within their site for the Parish to invest in a playground which will serve families - £ 15,000.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/0442>

