



Minutes

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

PRESENT	Constable S Crowcroft (SC) The Very Rev'd M Keirle (MK) Mrs H Hubbell (HH) Mr M Pirozzolo (MP) Mr J Lagadu (JL) Mr B Manning (BM) Mr K Proctor (KP)
IN ATTENDANCE	Mr S Alves (Head of Infrastructure) (SA) Mr Anthony Sartin (Infrastructure) (AS) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES)
APOLOGIES	Mr Andrew Sugden (Chief Executive Officer) (AJS) Mr A Sty (Infrastructure Manager) (AS)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 10 th July 2024 were approved.
MATTERS ARISING	None
69/2024 TRANSFER OF ADDITIONAL FOOTWAYS SURROUNDING CYRIL LE MARQUAND SQUARE TO PARISH	Approve in principle the transfer of a new square named Charles Park, including a living wall into Parish ownership. Following the committee's decision, the transfer will go before a Parish Assembly for final approval. Accept in principle the offer of additional width footways surrounding Cyril Le Marquand square, the roads being Providence Street, Charles Street and Ann Street. The Parish already maintains the existing footways, the improvements will assist pedestrian movement. The vendor will cover all legal costs. (KP) asked the cost of ongoing maintenance to the living wall, he was concerned about snagging issues. It was confirmed that all snagging matters will be rectified before the land is transferred to the Parish. The committee agreed, subject to Parish Assembly approval.
70/2024 VISITE DU BRANCHAGE UPDATE	The Visite du Branchage was held on Friday 12 July, there were 7 stops of interest. The items raised were: 1. A pedestrian crossing in Halkett Place from the cut at Money Penny Lane. The department will investigate this in due course. 2. Vallée des Vaux peace pole material. (KP) to obtain a quote for a timber peace pole. 3. Concerns of numerous chickens on private land at Freddee Lane. Environmental Health have advised this is a matter for house and landowners to explore themselves with a pest controller.

71/2024 ROADS PROGRAMME UPDATE	There has been a minor amendment to the Roads programme for this financial year, following the Rates Assembly on 10 July. • Hope Street funding is being diverted to temporary speed humps on Old St John's Road. • Work on La Pouquelaye footpaths is to be completed in three weeks. • NIA's - Funding has been split over two years, which means only half the project, either Poonah or Pomona Road will be undertaken in this financial year. • The resurfacing programme is planned for the Autumn or early next year.
72/2024 VERBAL RPZ PARKING UPDATE	(SC) gave an update on RPZ parking. The changes the working group agreed, did not find favour with permit holders, as they prevented people with RPZ permits from using visitor spaces. The Parish is stopping permit holders from using the streets as a dumping ground, a regular cleaning schedule will require everyone to remove their vehicles. We are considering new mini RPZ areas.
73/2024 VERBAL VISITE ROYALE UPDATE	(SC) thanked you Committee for attending the Visite Royale on 7th August. Stop 1: Grosvenor Terrace, Grosvenor Street: The Parish can commission a report on the condition of the wall and trees. If it is established, they are the issue, the Parish can make a representation to the Court for them to consider the issue and seek to recoup the costs incurred. Stop 2: Vallee des Vaux tree roots: The Court decided that a tree report is required before the matter can be taken forward. Under the current law the Parish is not be liable for any tips/falls due to the tree roots. Stop 3: Vallee des Vaux Flooding: The Court is in the process of contacting the streams owner to address the flooding issues, to find a solution to the long running issue. We await official notification from the Court of these decisions.
PLANNING APPLICATIONS	
74/2024 P/2024/0652 LUCAS HOUSE, ST CLEMENTS ROAD ST HELIER JE2 4PX	Demolish all buildings and construct mixed-use development comprising 32 no. residential units (18 x 1-bed, 12 x 2-bed and 2 x 3-bed) and 1 commercial unit, including parking for 13 vehicles (including a public EV space), 4 motorcycle spaces and 61 bicycle spaces (including cargo bicycle space), with landscape amenities comprising of new connected 'mews' and 'ginnel', shared podium gardens with play areas and shared roof gardens. 3D model available. The Committee did not support the application, due to a lack of parking.
75/2024 P/2024/0661 UNION HOUSE, UNION STREET, ST HELIER, JE2 3RF	Change of use from Class C - office to residential, comprising of 10 x 1-bed, 16 x 2-bed and 1 x 3-bed residential units. Construct two additional floors and extensions to north elevation. Create ground floor coffee shop. Various external alterations. The Committee approved the draft comments detailed in the planning report 14th August 2024 (refer documentation attached)
76/2024 P/2023/0665 67 ½ NEW STREET, ST HELIER, JE2 3RA	Change of Use of ground floor retail unit to part office (Class C) and part store/garage area. Alterations to south elevation and construct dwarf boundary wall with metal railings over on west of site.

	The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
77/2024 P/2024/0687 LIBERATION COURT, ANN STREET, ST HELIER	Remove part of an existing boundary wall to create 1 additional parking space electric charge point for public use. The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
78/2024 P/2024/0683 27 ROSEVILLE STREET, ST HELIER, JUE2 4EP	Convert 1 x 1 bedroom flat & 7 x bedsits into 1 x 1 bedroom flat & 2 x 2-bedroom flats with associated external storage and bicycle parking. Construct two dormer windows to east elevation & 2 dormer windows to west elevation. The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
79/2024 P/2024/0776 ST MICHAEL, LA ROUTE DU PETIT CLOS, ST HELIER, JE2 3FX	Demolish existing shed and greenhouse. Construct 1 x 2-bed dwelling with associated storage to north of site. The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
80/2024 P/2024/0779 4 GROVE STREET, ST HELIER, JE2 4TU	Infill extension to extend ground floor commercial space. The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
81/2024 P/2024/0732 UNDERCLIFFE LODGE, UNDERCLIFFE ROAD, ST HELIER, JE2 3PR	Widen existing vehicular access onto Undercliffe Road and locally repair existing granite roadside retaining wall. Reconfigure garden retaining walls and relocate bin store. The Committee approved the draft comments detailed in the planning report 14 th August 2024 (refer documentation attached)
82/2024 AGREED DECISIONS	Adoption of the footways at Providence Street, Charles Street and Ann Street. (JL) to be spokesperson for objections to Lucas House development.
83/2024 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS	(SC) will submit a proposition to the States regarding one parking space per unit of accommodation. (AS) will chase Ted Vibert for report on electric scooters. (BM)– Keep clear signage in Commercial Street
NEXT MEETING	The next meeting will take place on Wednesday 18 th September 2024.

1. Lucas House, St Clement's Road, St Helier, JE2 4PX

P/2024/0652

Demolish all buildings on site and construct mixed-use development comprising 32 no. residential units (18 no. 1-bed, 12 no. 2-bed and 2 no. 3-bed) and 1 no. commercial unit, including parking for 13 no. vehicles (including a public EV space), 4 no. motorcycle spaces and 61 no. bicycle spaces (including cargo bicycle space), with landscape amenities comprising of new connected 'mews' and 'ginnel', shared podium gardens with play areas and shared roof gardens. 3D model available.

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

1. Roads Committee notes that the proposal is to demolish the existing building on site and replace it with 32 residential units consisting of 1, 2 and 3-bedroom apartments and a commercial unit on the ground floor fronting St Clement's Road. 13 car park bays will be provided, including a shared car club space.

The development will comprise:

- 18 no. 1-bed units
- 12 no. 2-bed units
- 2 no. 3-bed units
- 1 no. commercial unit
- 61 no. bicycle parking spaces
- 13 no. car parking spaces (access via the Rodney Avenue)
- 4 no. motorcycle parking spaces

There has been previous Officer level consultation with the developer's transport team where concerns were expressed on the proposed development which have been reduced, but the same concerns remain around the same issues with inadequate parking provision, and the use of Rodney Avenue as the car park access for this large development is of significant concern.

2. The Roads Committee requests that where there are large developments with multiple units of accommodation 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.
3. The proposed pedestrian route on St Clement's Road will force pedestrians onto the developer's private land; this is unacceptable and needs to be amended.
4. The Applicant will be expected to renew the public footway to the satisfaction of the Parish prior to completion of the development – this is to Rodney Avenue and Cleveland Avenue. The Applicant must discuss the rectification of the footway well in advance with the Parish Streets Inspectors.
5. It is noted that the Applicant advises that there will be a total of 62 no. cycle parking spaces provided with electric charging for e-cycles. The cycle parking provision is broken down as follows:
 - 4 no. visitor parking spaces
 - 3 no. cargo cycle parking spaces

- 4 no. cycle rack in the car park
- 32 no. bike parking bay area 1
- 18 no. bike parking area 2
- 1 no. detachable cargo bike/buggy bay

6. The Committee has concerns that there does not seem to be sufficient visitors cycle parking spaces, especially in light of the inadequate provision of car parking for a commercial unit. Proposals for the commercial unit are also unclear from the application for the projected customer access and number of staff - all of which will require parking provision.

7. Only 4 motorcycle parking spaces are proposed; electric motorcycle charging facility should be provided.

8. The Roads Committee does not support this application due to the poor provision of car parking. This area does not have sufficient parking as it is, and adding this very large development will exacerbate the parking situation. The Committee sees that this development offered the opportunity to provide basement or ground floor parking (with a podium garden area over the top of the car park). The provision of only 13 no. car parking spaces for a development consisting of 32 no. residential units and a commercial unit is inadequate. Provision of customer car parking for the commercial unit should also be provided. Residents in St Helier should have the same rights as those in rural parishes to own and be able to park a car.

9. The use of Rodney Avenue as the main vehicular access to this development is a major concern. The car park should be accessed via St Clement's Road, which is more suitable due to the width of the road and as there is already existing parking provided to the front of this existing commercial unit accessed via St Clement's Road. Rodney Avenue is a very quiet residential road and should not be used as the main vehicular access. Planning will be aware of this from the numerous residents who have contributed to the consultation and raised this as one of their major concerns.

10. The Roads Committee has concerns about the lack of a servicing bay for the refuse bins and for servicing the retail unit. Committee is aware of the Government of Jersey's Infrastructure & Environment ('I&E') Department's concerns with the proposed unloading bay on St Clement's Road. The Applicant will need to ensure there is a dedicated servicing bay within the Applicant's site for the refuse bin collection and for the servicing of the commercial units as well as the residential units.

11. It is noted that the position of the proposed Car Club space will make it very difficult to access the bins and will need to be reviewed.

12. There should be servicing provision provided for the commercial units and customer parking.

13. The Applicant must undertake a condition survey of Cleveland Avenue and Rodney Avenue to record the condition of the footway and carriageway which will be impacted during the demolition and construction of the building and share this with the Parish prior to commencing this development. The Applicant will be required to repair and reinstate any damage caused to the Parish infrastructure (footways, carriageway, line markings, etc) to the satisfaction and approval of the Parish.

14. 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.

15. 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.

16. 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.

17. 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 disched 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 disched 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.

18. 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. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.

20. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.

21. 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 the full expense of the Applicant.

22. 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.

Please note: It is extremely important that the applicant consults with the Parish Refuse Manager otherwise it will result in the Parish not being able to collect refuse from this development. The current proposals seem to indicate a logistical challenge and will need to be discussed with the Refuse Manager. It is noted no discussion has taken place with the Parish Refuse team.

23. The Parish has set up a Neighbourhood Improvement Area (NIA) reserve, and the Havre des Pas area is also earmarked in the future to benefit with a NIA. The Parish therefore seeks a POA contribution of **£ 200,000** to go into this central NIA reserve that will be used to improve residential streets which includes Rodney Avenue and Cleveland Avenue.
24. That notwithstanding the above comments, this submission should be referred to the Government of Jersey's I&E Department 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/2024/0652>

<Committee to note that the recommendation is that this application is not supported as it does not meet the Roads Committee's requirements, especially in terms of parking and access to the parking.>

2. Union House, Union Street, St Helier, JE2 3RF

P/2024/0661

Change of use of existing building from Class C - office to residential, comprising of 10 no. 1-bed, 16 no. 2-bed and 1 no. 3-bed residential units. Construct two additional floors and extensions to north elevation. Create ground floor coffee shop. Various external alterations.

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

1. Roads Committee notes that the proposal is to redevelop Union House by converting the existing offices on the taller southern element of the tower into a mix of 1- and 2-bedroom flats, as well as a café on the ground floor, and to remodel the existing 6 flats in the northern lower element. In addition to this, an additional 2 storeys to the southern tower to form a duplex penthouse and an additional 4 storeys to the northern tower to be used for an additional 4 2-bedroom flats.

Overall the site will comprise:

- 10 no. 1-bed units
- 16 no. 2-bed units
- 1 no. 3-bed units
- 1 no. café
- 41 no. cycle parking spaces
- 19 no. car parking spaces

2. The Roads Committee requests that where there are large developments with multiple units of accommodation 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 this is not possible due to site restrictions, the Parish will seek financial contribution from the Applicant to invest in a public playground in the nearby area that will serve families within the Applicant's site. The Parish is currently planning to upgrade Parade Gardens in the near future which is in close proximity, and would seek a contribution towards this as further changes are planned for the 0 to 6 year olds' playground.
3. It is unclear from the application how many cycle parking spaces are proposed, however, what is shown on the drawing seems to be insufficient. There needs to be at least 49 cycle parking spaces, provision for cycle parking also needs to be provided for the café/commercial unit for staff, and

further cycle parking for residents' visitors and the commercial unit/café customers. It is important that there is sufficient space to cater for larger cargo cycles. The Applicant is to ensure that electric charging is provided for e-cycles.

4. The Roads Committee welcomes the retention of the existing 19 no. car parking spaces which is very important and should not be reduced in any way as residents in St Helier should have the same rights as those in rural parishes to own and be able to park a car. The Parish requests that electric charging be provided to all car parking spaces.
5. It is noted that it is not possible to increase the car parking provision, in which case the Applicant is to provide a one-year subscription service to EVie and provide EVie credit for each residential unit for those residents who will miss out on having access to a car park. This credit can be used across the EVie network's cars and vans, and the residents will need to use the nearest EVie shared transport hub.
6. The Applicant will need to ensure that there is sufficient scope for servicing the development off-street, especially in terms of refuse collection.
7. The Applicant must undertake a condition survey of Le Geyt Street, recording the condition of the footway and carriageway which will be impacted during the refurbishment of the building and sharing this with the Parish prior to commencing the development. The Applicant will be required to repair and reinstate any damage caused to the Parish infrastructure (footways, carriageway, line marking etc) to the satisfaction and approval of the Parish.
8. 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.
9. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
10. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
11. 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 disused 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 disused 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.

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 I&E 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.
13. 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.
14. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
15. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
16. 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.
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. The Parish has set up a Neighbourhood Improvement Area (NIA) reserve, and Le Geyt Street/Great Union Road are earmarked to benefit in the future as an NIA. The Parish therefore seeks a POA contribution of **£ 100,000** to go into this central NIA reserve that will be used to improve residential streets in the vicinity.
19. That notwithstanding the above comments, this submission should be referred to the Government of Jersey's Infrastructure & Environment Department 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/2024/0661>

3. 67½, New Street, St Helier, JE2 3RA

P/2024/0665

Change of Use of ground floor retail unit to part office (Class C) and part store/garage area. Alterations to south elevation and construct dwarf boundary wall with metal railings over on west of site.

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

1. Roads Committee notes that the proposal is for the modification of the existing ground floor commercial retail space to form a single garage and office space with storage. The office space is planned to be utilised by the Applicant to run their business operations. The Applicant advises that the original design of the building had included the provision of the proposed garage which was never constructed at the time. The new storeroom will be used to consolidate the refuse store to provide a single storage area serving both the residential units and the revised ground floor unit.

The proposal also includes changes to the existing forecourt to form a dedicated cycle parking space for the office.

2. The proposed cycle parking space should include an electric charging facility and also be of sufficient size to accommodate large cargo cycles.
3. The proposed new garage should include an electric charging facility for electric cars.

4. The Roads Committee supports the provision of an additional garage and the reduced in size commercial unit. It is important to ensure that the garage meets current road safety standards in terms of visibility and Committee requests that the Applicant reviews the standards and guidance document to ensure that the visibility plays to meet current standards which are different from 1993.

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 I&E 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 900mm above road level in perpetuity.

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.

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.

6. 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 the full expense of the Applicant.

7. 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.

8. 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.
9. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
10. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
11. The applicant advises that they will be modifying refuse storage arrangements which will require the applicant to agree the revised 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.
12. That notwithstanding the above comments, this submission should be referred to the Government of Jersey's Infrastructure & Environment Department 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/2024/0665>

4. Liberation Court, Ann Street, St Helier

P/2024/0687

Remove part of an existing boundary wall to create 1 no. additional parking space electric charge point for public use.

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

1. Roads Committee notes that the proposal is for the creation of an additional parking space which will be used as an electric charging bay off Brooklyn Street. This will require motorists to reverse park into the parking space in order to ensure road safety in terms of visibility.
2. 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.ie/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 900mm above road level in perpetuity.

3. The users of the 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; if this cannot be conditioned then the Roads Committee has serious safety concerns and therefore the Applicant will need to implement processes to manage this risk which should be checked, with independent Road Safety Audits 1, 2 and 3 being undertaken by the applicant.
4. 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 Helier set condition which must be undertaken by the Applicant 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.

Please note that footways **MUST** be continuous across all vehicular entrances as priority is to be given to pedestrians.

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.

6. 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.

7. 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 the full expense of the Applicant.

8. 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 dish 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 dish 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.

9. 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.

10. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.

11. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0687>

5. 27, Roseville Street, St Helier, JE2 4EP

P/2024/0683

Convert 1 no. 1 bedroom flat & 7 no. bedsits into 1 no. 1 bedroom flat & 2 no. 2 bedroom flats with associated external storage and bicycle parking.
Construct 2 no. dormer windows to east elevation & 2 no. dormer windows to west elevation.

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

1. Roads Committee notes that the proposal is for the conversion of 8 no. existing bedsit units into 1 no. 1-bed unit and 2 no. 2-bed units. Currently, the site benefits car parking spaces (the site photos indicate two car parking spaces) – which seem to be outside the Applicant's site. The application site plan drawings do not show this.

The property currently does not have any cycle parking facility and the proposal is to use the rear of the property with the Applicant advising "There is provision for car parking at the rear of the property" to provide space for the external storage units for the new units of accommodation and cycle parking due to the site being restrictive.

2. The proposed cycle parking spaces should include an electric charging facility and also be of sufficient size to accommodate large cargo cycles. The Applicant currently shows 4 no. cycle parking spaces which is insufficient and should be increased to provide at least one cycle space per bedroom.
3. The current plans do not show any car parking although the design statement makes mention of "*There is provision for car parking at the rear of the property*". It seems that the car parking is outside the site boundary, as shown on the site photographs. Applicant to clarify this.
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 the Government of Jersey's Infrastructure & Environment Department since the road in front of the property is a Government main road.

3. The current plans do not show any car parking although the design statement makes mention of "There is provision for car parking at the rear of the property". It seems that the car parking is outside the site boundary, as shown on the site photographs. Applicant to clarify this.

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.

- 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 the Government of Jersey's Infrastructure & Environment Department 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/2024/0683>

6. Undercliffe Lodge, Undercliffe Road, St Helier, JE2 3PR

P/2024/0732

Widen existing vehicular access onto Undercliffe Road and locally repair existing granite roadside retaining wall. Reconfigure garden retaining walls and relocate bin store.

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

1. Roads Committee notes that the proposal is for widening the existing vehicular entrance/exit which currently provides poor visibility and for alterations to the bin storage area.
2. The Roads Committee welcomes the improvements to visibility and asks that the applicant achieves the current visibility standards as set out in the guidance which may require moving the relocated pillar slightly further south.

The Applicant is to 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.
3. 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.

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.
4. 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 the full expense of the Applicant.
5. 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.
6. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
7. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
8. It is noted that the existing refuse storage areas is proposed to be altered, therefore 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.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0732>

7. St Michael, La Route du Petit Clos, St Helier, JE2 3FX

P/2024/0776

Demolish existing shed and greenhouse. Construct 1 no. two-bed dwelling with associated storage to north of site.

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

1. Roads Committee notes that the proposal is for the demolition of the existing shed and greenhouse which adjoins Jersey Homes Trust's site at Clos Le Gallais (which consists of blocks of flats). A new single storey 1 no. 2-bed unit assisted living house is proposed to be constructed, which will include secure storage for two electric cycles with electric charging and parking for one EV car, also with electric charging. Access to the proposed new unit is via the existing car park to Clos Le Gallais.
2. 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.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0776>

8. 4, Grove Street, St Helier, JE2 4TU

P/2024/0779

Infill extension to extend ground floor commercial space.

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

1. Roads Committee notes that the proposal is to reduce the front forecourt which is currently home to the Inmotion motorcycle dealership, to extend the ground floor retail area and create some off-street parking bays (two) that can be used for car parking or motorcycle parking within the Applicant's site.
2. The proposed vehicles parked on the new parking spaces must not encroach out onto the public footway: the Applicant will need to ensure this is managed effectively.
3. The new off street parking spaces created should be conditioned to be used for customer parking only.

12. 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.
13. 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.
4. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
5. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department at development stage.
6. The proposal will alter the refuse and collection arrangements and therefore the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
7. 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.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0779>

