



# PARISH OF ST HELIER



Minutes	
<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 16<sup>th</sup> APRIL 2025 AT 9.30AM</u></b>	
<b>PRESENT</b>	<b>Constable S Crowcroft (SC)</b> <b>The Very Rev'd M Keirle (MK)</b> <b>B Manning (BM)</b> <b>H Hubbell (HH)</b> <b>J Lagadu (JL)</b> <b>K Proctor (KP)</b>
<b>IN ATTENDANCE</b>	<b>J Baker (Procureur du Bien Public) (JB)</b> <b>P Peace (Procureur du Bien Public) (JB)</b> <b>S Alves (Head of Infrastructure) (SA)</b> <b>Andrew Sugden (Chief Executive Officer)</b> <b>A Roberts (Parish Secretary) (AR)</b> <b>I Clarkson (IC)</b> <b>C Addy (CA)</b>
<b>APOLOGIES</b>	<b>M Pirozzolo (MP) and A Sty (Infrastructure Manager) (AS)</b>
<b>DECLARATION OF INTEREST</b>	SC – Assistant Minister for Infrastructure and resident of Clarendon Road – 30/2025
<b>OPEN MEETING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 16 <sup>th</sup> March were approved.
<b>MATTERS ARISING</b>	<p>16/2025 – (JL) and (AS) have observed traffic in Vallee des Vaux, they will report their findings at the next meeting.</p> <p>17/2025 - RPZ at Old Trinity Hill – It is proposed to create an island with bollards, and to provide a bike rack at the junction of Valley Road and Trinity Road.</p> <p>La Route des Petits Camps is the 2025 scenic lane entry</p>
<b>28/2025 PARISH ANPR FEASIBILITY</b>	<p>(IC) presented an ANPR feasibility report. The report considered Parish car parks, residents parking zones, unloading bays, disabled bays, and yellow line enforcement. Whilst it is possible to deploy ANPR technology in St Helier there are significant obstacles including legislation.</p> <p>Data Protection laws create difficulties for the use ANPR in Residents Parking Zones, The Jersey Office of the Information Commission would not look favourably on ANPR, if the Parish could not evidence or provide proof that there were not less evasive measures that could be introduced.</p> <p>Data shows the Parish provides a good service policing RPZ's and that makes ANPR difficult to justify. There are sensor alternatives that could be used in disabled bays.</p> <p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• It is not the correct time to introduce ANPR.</li> <li>• There are one or two exemptions, where fixed term cameras could be used.</li> <li>• An alternative would be to employ a fifth Parking Officer</li> <li>• Any option will require additional funding and may need the RPZ charges to increase in line with standard carparking charges.</li> </ul>

	The Committee had a mixed response, some were positive, whilst others had concerns over citizens' civil liberties.
<b>29/2025 TOWN CYCLE ROUTE:</b>	The item was withdrawn, the Government requested a representative from the Committee join the cycle network working group.
<b>30/2025 STOLPERSTINE PHASE 2 AND OT FORCED LABOUR CAMPS TRAIL</b>	<p>The Committee received a presentation from (CA). Following the success of the 2024 project Jersey Heritage requested approval of a further four stones in St Helier, to mark those who were deported for acts of defiance and who never returned. The individuals are Frederick Page - Tower Hill, Clifford Queree - Belmont Road, Leonce Ogier - Clarendon Road and Gerald Bird - Sand Street.</p> <p>The stones will be inlaid as per the previous project and will fit flush with the pavement surface.</p> <p>The Committee agreed unanimously and expressed their support.</p> <p>The Committee were also asked their agreement to install three plaques as part of a LRE Forced Labour Camp Trail, the locations being: at the steps by the entrance to Fort Regent, College Gardens and West Park.</p> <p>The Committee expressed concerns about the raised surface of the plaque and requested they be located on wall plaques rather than in the pavement.</p>
<b>31/2025 RELOCATE CLAIREVALE ROAD MOTORCYCLE BAY</b>	<p>The Committee was asked to approve changes to the motorcycle bay at the top end of Clairvale Road, a further proposal was put forward to remove the motorcycle bay in the middle of Clairvale Road and relocate it to Brighton Road.</p> <p>The Committee had several ideas that could assist, but decided unanimously to retain the status quo, with exception of reducing the size of the motorcycle bay in at the top of Clairvale Road and replacing the bollard with a planter.</p> <p>Parish Officers will review the various suggestions and bring back proposals for the Committee to consider.</p>
<b>32/2025 REQUEST EXEMPTION TO ROADS COMMITTEE POLICY TO REPATCHING OF RED ASPHALT</b>	<p>The Committee was requested to authorise Parish Officers to apply black tarmac, when patching red pavements in certain circumstances. (SA) clarified that red asphalt is a poor product, because it fades more quickly, it's expensive and has a shorter lifespan, particularly when put across entrances.</p> <p>The Committee voted for red tarmac, as it is aesthetically pleasing and adds to the character of town areas. Utility companies undertake the majority of patching, the Committee believes they have a responsibility to reinstate pavements, as they were prior to any works.</p> <p>The Procureurs were concerned about the cost of the policy. Parish Officers were asked to calculate the price difference between red and black tarmac for discussion at a future meeting.</p>
<b>PLANNING APPLICATIONS</b>	
<b>33/2025 P/2025/0113 70-72 LA COLOMBERIE, ST HELIER, JE2 4QA</b>	<p>Demolish all buildings on site and construct mixed use development comprising two buildings (block A &amp; B) with 29 residential units (14, one-bed and 15 two-bed apartments), 1 commercial unit and 1 retail unit. Remove vehicular access from La Colomberie and amend vehicular access to Roseville Street, linking to new ground floor carpark including parking for 14 vehicles and 2 motorcycle spaces. Provide ground floor storage for 67 bicycle spaces and create landscaped gardens for shared amenity at podium level and fourth floor.</p> <p>The Committee approved the draft comments detailed in the planning</p>

	<p>repost 16<sup>th</sup> April 2025 (refer documentation attached), with exception of no.2, amended to: The Roads Committee believes that the parking provision for occupants of the premises is woefully inadequate.</p>
<p><b>34/2025</b>  <b>p/2025/0120</b>  <b>5A WESTLEA,</b>  <b>VICTORIA AVENUE,</b>  <b>ST HELIER, JE2 3WZ</b></p>	<p>Change of use from Class A to pottery studio/retail</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached).</p>
<p><b>35/2025</b>  <b>p/2025/0144</b>  <b>COPPELIA &amp;</b>  <b>FIELDINGS, LE MONT</b>  <b>PINEL, ST HELIER,</b>  <b>JE2 4RS</b></p>	<p>Demolish existing dwellings 1, three-bed and 1, one-bed, and construct five new dwellings 5, three-bed with new means of access to Mont Pinel.</p> <p>The Committee decided they couldn't approve the draft comments and have invited the developer to make a presentation at the next Committee Meeting.</p>
<p><b>36/2025</b>  <b>p/2025/0151</b>  <b>HOLMHURST FLATS,</b>  <b>QUEENS AVENUE, ST</b>  <b>HELIER, JE2 3ZE</b></p>	<p>Construct 1 single storey dwelling with amenity area to North of Site</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached), but added the following comments:</p> <p>The Roads Committee believes the parking provision for occupants to be is inadequate. Would the applicant seek ways of increasing the parking to avoid the loss of one parking space.</p> <p>On-street car parking provision in the Queens Avenue area is extremely limited, and insufficient off-street parking will exacerbate the parking problems in this area.</p>
<p><b>37/2025</b>  <b>p/2025/0155</b>  <b>ST JOSEPHES CARE</b>  <b>HOME, ST JOHNS</b>  <b>ROAD, ST HELIER,</b>  <b>JE2 4XZ</b></p>	<p>Construct 42, over 55 Class J Sheltered Housing Accommodation, Comprising of 38, one-bed &amp; 4, two-bed Units with Parking, Amenity Area, and Bin &amp; Bicycle Storage. Construct Sub Station to Northeast of Site. Demolish Existing Garage. New Hard &amp; Soft Landscaping.</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached). with exception of no.2, amended to: The Roads Committee believes the parking provision of 23 spaces for 62 units, as well as employees and visitors is woefully inadequate. The Applicant should seek ways of increasing the parking facilities.</p>
<p><b>38/2025</b>  <b>p/2025/0185</b>  <b>VACANT</b>  <b>SITE/CARPARK,</b>  <b>POONAH</b>  <b>ROAD/POONAH LANE,</b>  <b>ST HELIER, JE2 3XP</b></p>	<p>Convert existing 1st, 2nd, and 3rd floor office building and 1, one-bedroom apartment to 7, two- bedroom apartments and 1, three-bedroom apartment with roof terrace, bin, and cycle stores.</p> <p>The Committee did not approve the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached), and amended to:</p> <p>The Roads Committee does not support the application to demolish two boundary walls, for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The existing tree is on the Parish footway and the removal of the wall will impact the tree and impact the aesthetics of the streetscape. The tree and its roots must be protected from the works .</li> <li>2. The Roads Committee expresses concern about leaving loose gravels/hardcore material as a car park surface. They would expect the parking area to be surfaced in a hard-bound material, such as concrete or asphalt or paved. All surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means.</li> <li>3. The Applicant is to note that this application sits within a Neighbourhood Improvement Area. Subject to funding Poonah Road NIA is due to commence in the of Autumn 2025. The work includes resurfacing of the footway and carriageway, which will</li> </ol>

	result in an embargo in place to restrict any work on the public footway and carriageway for 3 years.
<b>39/2025 p/2025/0189 CHANCEUX. LA VALLEE DES VAUX, ST HELIER, JE2 3GA</b>	<p>REVISED PLANS to P/2023/1410 (Convert existing ground floor studio flat into one bedroom unit with single storey flat roof to south of flat 1, amenity space &amp; storage. Create 3 parking spaces. REVISED DESCRIPTION: Construct single storey flat roof extension to Southeast Elevation to form 1,one-bed residential unit. Clad existing East elevation in horizontal hardi-plank cladding and form 3. parking spaces to Northeast of site. AMENDED PLANS) : Revisions to Parking Layout, Cycle Store Location &amp; Hard Landscaping to Northeast of Sit</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached).</p>
<b>40/2025 p/2025/0213 FLATS 1 &amp; 2, VILLA DUPUIT, GREEN STREET, ST HELIER, JE2 4UG</b>	<p>Demolish existing garage and outbuilding and construct two storey extension with first floor terrace to East elevation. Various internal and external alterations</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached).</p>
<b>41/2025 p/2025/0151 19 – 21 BROAD STREET, ST HELIER, JE2 3RR</b>	<p>Change of use of part of the ground floor from a class C (office) office area to a class H (sport and fitness) PT studio and yoga studio.</p> <p>The Committee approved the draft comments detailed in the planning repost 16<sup>th</sup> April 2025 (refer documentation attached).</p>
<b>26/2025 AGREED DECISIONS</b>	<ul style="list-style-type: none"> <li>• The Committee agreed to Stolperstine phase 2 and the forced labour camps trail.</li> <li>• The Committee agreed to replace a bollard at the top end of Clairvale Road with a planter.</li> <li>• The Committee agreed to the patching of red pavements with red tarmac.</li> </ul>
<b>27/2025 ITEMS FOR FUTURE MEETINGS</b>	<ul style="list-style-type: none"> <li>• Parish Officers will report findings from Vallee des Vaux.</li> <li>• Developers from Coppelia &amp; Fieldings, Le Mont Pinel to be invited to address the Committee</li> </ul>
<b>NEXT MEETING</b>	Wednesday 21st May 2025