



PARISH OF ST HELIER



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE ASSEMBLY ROOM ON</u> <u>WEDNESDAY 21st May 2025 AT 9.30AM</u>	
PRESENT	P Pearce (Procureur du Bien Public) (PP) (Chair) The Very Rev'd M Keirle (MK) B Manning (BM) H Hubbell (HH) J Lagadu (JL) K Proctor (KP) M Pirozzolo (MP)
IN ATTENDANCE	A Sty (Infrastructure Manager) (AS) A Sugden (Chief Executive Officer) (AJS) A Roberts (Parish Secretary) (AR) T Russell (Refuse Manager) (TR) J Nicholson (M S Planning) (JN)
APOLOGIES	Constable S Crowcroft (SC) J Baker (Procureur du Bien Public) (JB) S Alves (Head of Infrastructure) (SA)
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 16th April were approved.
MATTERS ARISING	None
44/2025 PRESENTATION ON FIELDINGS AND COPPELIA SITE	<p>(JN) presented details in relation to the proposed development and road structure, stating the development has been reduced from 6 premises to 5, with the sum of £80,000 POA agreed; when the initial plans were presented to the Roads Committee in October 2023 the feedback had been positive.</p> <p>(JL) felt unable to support the plans as he was concerned that a commercial developer would benefit financially from changes to a public highway, by the creation of site access.</p> <p>(JN) advised that it was not uncommon for public highways to be altered to deliver benefits to the area. The developer would not be benefiting from the road changes, as the road would still be in the ownership of the Parish. The public who use the road would benefit from a safety perspective, as they would be able to use the entrance as a pull-in point, to allow vehicles to pass.</p> <p>The Committee raised concerns as to where the bins would be collected from. (JN) advised that residents would wheel their bins to the entrance on Mont Pinel. Members asked for confirmation that the entrance level would be flush to the road surface. (JN) agreed to work through the technical details with Parish Officers.</p> <p>Other committee members agreed that the changes would be in the interest of public safety, all agreed parking on the site should not be reduced and that the expectations are 2 parking spaces per premise.</p> <p>The Committee approved the road changes 4 votes in favour and 2 against.</p>
45/2025 VALLEE DES VAUX VIRTUAL FOOTPATH:	The item was postponed until a future meeting to enable residents to attend.

46/2025 UPDATE ON ROADS PROGRAMME 2024/25	The Committee congratulated Officers on the programme of works and thanked them for their efforts. Concern was raised regarding emergency work by an external contractor in Halkett Street, Officers confirmed that the repair work has been completed to the required standard. There were comments regarding the lack of painted white lines, (AS) advised this will be addressed soon.
47/2025 PARISH PLANNING AND DEVELOPMENT GUIDE	The Committee congratulated Officers on the production of such a comprehensive document, and with one minor amendment they unanimously approved its introduction. Concerns were raised, that when agreeing lighting in road surfaces e.g. Pitt Street, the Committee should ensure that money is available long-term for maintenance.
PLANNING APPLICATIONS	
48/2025 P/2025/0113 COPPELIA AND FIELDINGS, LE MONT PINEL, ST. HELIER, JE2 4RS	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. The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached). However, they wished their comments in 44/2025 to be reflected.
49/2025 P/2025/0342 EAGLE HOUSE 31, LA COLOMBERIE, ST HELIER, JE2 4QB	REVISED PLANS to P/2023/0197 (Convert existing offices to 17, one-bed, 8, two-bed, and 1, three-bed apartments, associated cycle store, retaining the current ground floor retail units) and RP/2024/0395 (omit all roof extensions and associated external alterations to create 15, one-bed-, 6, two-bed-, and 1, three-bed apartments including a shared communal rooftop garden.) : Change of accommodation to 14, one-bed, 7, two-bed and 1, three- bed units. Install 2 dormers to east elevation. Create 2 private terraces on approved flat roofs. Various internal and external alterations. The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached).
50/2025 P/2025/0339 50, DON STREET, ST. HELIER, JE2 4TR	Change of use of first floor and second floor offices and stores to form 2, two-bed apartments. Material alterations to commercial unit at ground floor to form external stores, bicycle store and bin store. The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached).
51/2025 P/2025/0383 4-5-6, PITT STREET, ST. HELIER, JE2 3RZ	Install an awning and 2 side panels to 4 Pitt Street and install 2 side panels to existing awnings to 5 & 6 Pitt Street. The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached).
52/2025 P/2025/0372 27, MANOR PARK ROAD, ST. HELIER	Construct 1, two-bed dwelling. Various landscape alterations The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached).
53/2025 P/2025/0185 VACANT SITE/ CARPARK, POONAH ROAD / POONAH LANE, ST. HELIER JE2 3XP	Demolish 2 roadside walls to Poonah Road & Poonah Lane and install new bollards with chain link barriers to perimeter of parking area. The Committee approved the draft comments detailed in the planning report 21st May 2025 (refer documentation attached). The Committee wished to make it clear that they were not in favour of the wall being demolished and the use of posts and a chain, neither did they approve of the use of gravel that can spill onto the public footpath.
54/2025 AGREED DECISIONS	<ul style="list-style-type: none"> • Approved the Fieldings and Coppelia site entrance. • Approved the Parish Planning and Development Guide • A Committee Member and Officer to attend the Jersey Building Preservation Trust Seminar on 12th June.
55/2025 FUTURE MEETINGS	<ul style="list-style-type: none"> • E-scooters • Vallee des Vaux virtual footpath:
NEXT MEETING	Wednesday 18th June 2025