



PARISH OF ST HELIER

www.sthelier.je

ROADS COMMITTEE MEETING

Wednesday 15th October 2025 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 the minutes of the meeting held on 17 September 2025 ('A' Agenda items).
- A4. Matters arising.
- A5. To review and correct the minutes of the meeting held on 18 June 2025 ('A' Agenda items)
- A6. For decision: Trial new bus stop at Les Ruisseaux/Grands Vaux junction.
- A7. For decision: Roads Committee 2026 meeting dates.
- A8. For information: Visite du Branchage et Chemin report.
- A9. For decision: To consider recent Planning applications.
- A10. Agreed decisions.
- A11. Lodging items for forthcoming Roads Committee meetings.

Dates of 2025 meetings:

~~Wednesday 15 January 2025~~

~~Wednesday 12 March 2025~~

~~Wednesday 21 May 2025~~

~~Wednesday 16 July 2025~~

~~Wednesday 13 August 2025~~

~~Friday 19 September: Visite du Branchage et Chemin~~

~~Wednesday 19 November 2025~~

~~Wednesday 12 February 2025~~

~~Wednesday 16 April 2025~~

~~Wednesday 18 June 2025~~

~~*Friday 4 July 2025: Visite du Branchage~~

~~Wednesday 17 September 2025~~

~~Wednesday 15 October 2025~~

~~Wednesday 17 December 2025~~



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA
Email: infrastructure@sthelier.je | Tel: 01534 811811

Roads Committee Report

Trial a new Bus Stop

Les Ruisseaux

Page 1 of 1

Date of request: 15 October 2025	Road reference & title of report: 139 – Trial new bus stop at Les Ruisseaux
Address: Bottom of Le Ruisseaux	Requested by: Government of Jersey I&E
Location map: 	Photograph/street view: 
Brief introduction/summary: The Government is proposing a trial installation of a bus stop at the bottom of Les Ruisseaux, near the Grands Vaux junction. This initiative follows a request from a local resident and aims to assess the level of demand for a permanent stop at this location. Currently, there is a considerable gap between the existing bus stops at Oaklands Lane and Pillar Gardens. Passengers alighting at Pillar Gardens must walk along a section of road that lacks a pavement, raising safety concerns. The same issue applies to those walking to the stop to board a bus. Given that this is a residential area, the introduction of a stop at Les Ruisseaux would provide a safer and more convenient option for local residents. It would be especially beneficial for families accessing the nearby primary school during drop-off and pick-up times. The trial will involve placing a temporary bus stop sign at the proposed location. This flexible approach allows for adjustments without the need for permanent road markings, avoiding potential pressure to retain or relocate painted indicators. Following an initial trial period, a consultation notice will be displayed to gather public feedback. The Infrastructure & Environment Officer is seeking the Roads Committee's approval to proceed with this trial.	



Example of a standard temporary bus stop sign

Roads Committee dates - 2026

Key:

School Hols

States Days

Roads Committee

Branchage Dates

P. Assmebly

Elections

V.1

January	February	March	April	May	June	July	August	September	October	November	December
1 Th New Year's Day	1 Su	1 Su	1 We	1 Fr	1 Mo 23	1 We	1 Sa	1 Tu 36	1 Th	1 Su	1 Tu
2 Fr	2 Mo 6	2 Mo 10	2 Th	2 Sa	2 Tu	2 Th	2 Su	2 We	2 Fr	2 Mo 45	2 We
3 Sa	3 Tu	3 Tu	3 Fr Good Friday	3 Su	3 We	3 Fr	3 Mo 32	3 Th	3 Sa	3 Tu	3 Th
4 Su	4 We	4 We	4 Sa	4 Mo Early May Bank Hol.	4 Th	4 Sa	4 Tu	4 Fr	4 Su	4 We	4 Fr
5 Mo 2	5 Th	5 Th	5 Su	5 Tu 19	5 Fr	5 Su	5 We	5 Sa	5 Mo 41	5 Th	5 Sa
6 Tu	6 Fr	6 Fr	6 Mo Easter Monday 15	6 We	6 Sa	6 Mo 28	6 Th	6 Su	6 Tu	6 Fr	6 Su
7 We	7 Sa	7 Sa	7 Tu	7 Th	7 Su Elections	7 Tu	7 Fr	7 Mo 37	7 We	7 Sa	7 Mo 50
8 Th	8 Su	8 Su	8 We	8 Fr	8 Mo 24	8 We	8 Sa	8 Tu	8 Th	8 Su	8 Tu
9 Fr	9 Mo 7	9 Mo 11	9 Th	9 Sa Lib day	9 Tu	9 Th	9 Su	9 We Air display	9 Fr	9 Mo 46	9 We
10 Sa	10 Tu	10 Tu	10 Fr	10 Su	10 We	10 Fr Branchage 1	10 Mo 33	10 Th	10 Sa	10 Tu	10 Th
11 Su	11 We RCom	11 We RCom	11 Sa	11 Mo 20	11 Th	11 Sa	11 Tu	11 Fr	11 Su	11 We	11 Fr
12 Mo 3	12 Th	12 Th	12 Su	12 Tu	12 Fr	12 Su	12 We RCom	12 Sa	12 Mo 42	12 Th	12 Sa
13 Tu	13 Fr	13 Fr	13 Mo 16	13 We	13 Sa	13 Mo 29	13 Th	13 Su	13 Tu	13 Fr	13 Su
14 We RCom	14 Sa	14 Sa	14 Tu	14 Th	14 Su	14 Tu	14 Fr	14 Mo 38	14 We RCom	14 Sa	14 Mo 51
15 Th	15 Su	15 Su	15 We RCom	15 Fr	15 Mo 25	15 We	15 Sa	15 Tu	15 Th	15 Su	15 Tu
16 Fr	16 Mo 8	16 Mo 12	16 Th	16 Sa	16 Tu	16 Th	16 Su	16 We RCom	16 Fr	16 Mo 47	16 We RCom + Election
17 Sa	17 Tu	17 Tu	17 Fr	17 Su	17 We RCom	17 Fr	17 Mo 34	17 Th	17 Sa	17 Tu	17 Th
18 Su	18 We	18 We	18 Sa	18 Mo 21	18 Th	18 Sa	18 Tu	18 Fr Branchage 2	18 Su	18 We RCom	18 Fr
19 Mo 4	19 Th	19 Th	19 Su	19 Tu	19 Fr	19 Su	19 We	19 Sa	19 Mo 43	19 Th	19 Sa
20 Tu	20 Fr	20 Fr	20 Mo 17	20 We RCom	20 Sa	20 Mo 30	20 Th	20 Su	20 Tu	20 Fr	20 Su
21 We	21 Sa	21 Sa	21 Tu	21 Th	21 Su	21 Tu	21 Fr	21 Mo 39	21 We	21 Sa	21 Mo 52
22 Th	22 Su	22 Su	22 We	22 Fr	22 Mo 26	22 We RCom	22 Sa	22 Tu	22 Th	22 Su	22 Tu
23 Fr	23 Mo 9	23 Mo 13	23 Th	23 Sa	23 Tu	23 Th	23 Su	23 We	23 Fr	23 Mo 48	23 We
24 Sa	24 Tu	24 Tu	24 Fr	24 Su	24 We	24 Fr	24 Mo 35	24 Th	24 Sa	24 Tu	24 Th
25 Su	25 We	25 We	25 Sa	25 Mo Spring Bank Hol.	25 Th	25 Sa	25 Tu	25 Fr	25 Su	25 We	25 Fr Christmas Day
26 Mo 5	26 Th	26 Th	26 Su	26 Tu 22	26 Fr	26 Su	26 We	26 Sa	26 Mo 44	26 Th	26 Sa Boxing Day
27 Tu	27 Fr	27 Fr	27 Mo Election period 18	27 We	27 Sa	27 Mo 31	27 Th	27 Su	27 Tu	27 Fr	27 Su
28 We	28 Sa	28 Sa	28 Tu	28 Th	28 Su	28 Tu	28 Fr	28 Mo 40	28 We	28 Sa	28 Mo Substi-tute day 53
29 Th		29 Su	29 We	29 Fr	29 Mo 27	29 We	29 Sa	29 Tu	29 Th	29 Su	29 Tu
30 Fr		30 Mo 14	30 Th	30 Sa	30 Tu	30 Th	30 Su	30 We	30 Fr	30 Mo 49	30 We
31 Sa		31 Tu		31 Su		31 Fr	31 Mo August Bank Hol.		31 Sa		31 Th



PARISH OF ST HELIER INFRASTRUCTURE

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

Report on Visite de Branchage, 11th September 2025

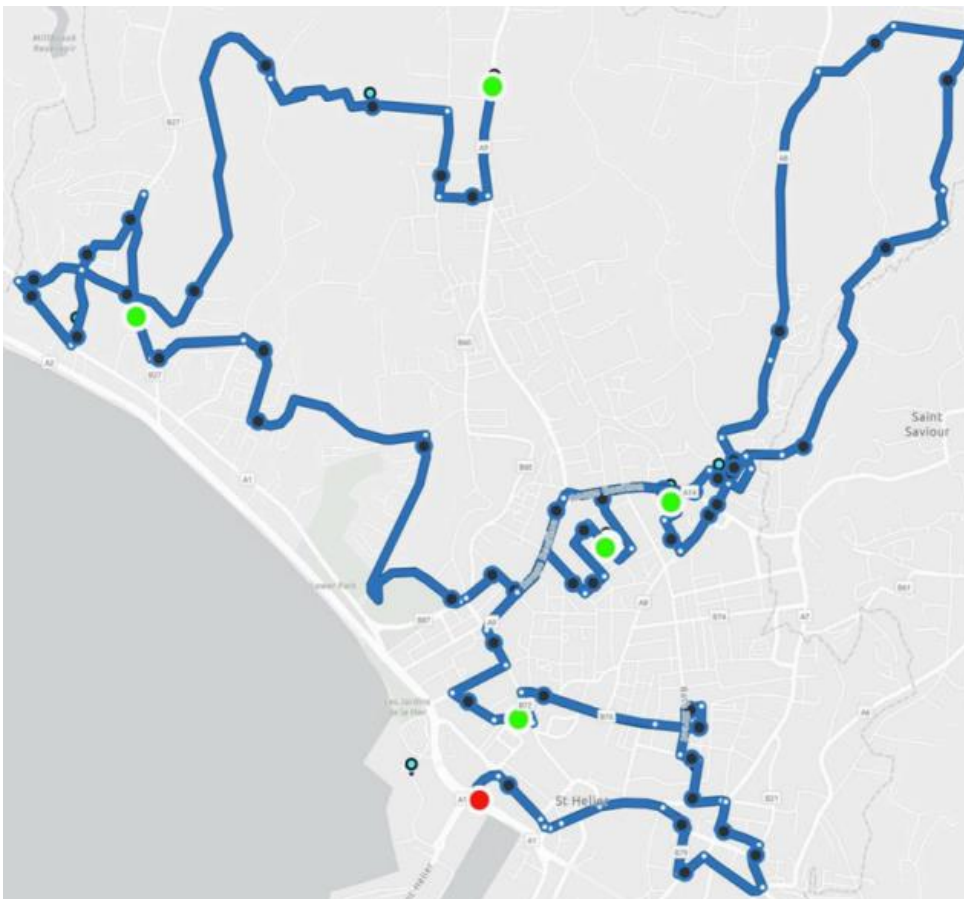
Before this this year's Visite Du Branchage et Chemin, and as part of the parish's continued focus on health and safety, the department employed COPCOY to update the events risk assessment. Various changes and improvements were made which were underlined in a briefing with all participants on the day. The Visite was held on the morning of Friday 11th September commencing from the Municipal Services Depot at 9.30am.



- **40 Roads Visited**
- **9.7 miles covered by bicycle**

Attendees:

- Constable
- Peter Pearce
- John Baker
- Bernie Manning
- Kevin Proctor
- Jason Lagadu
- Mario Pirozzolo
- Sarah Richardson
- Bob Morris
- Eileen Morris
- Julie Bisson
- Rosie Boleat
- Geraint Jennings
- Luke Stoddart
- Anthony Sartin
- André Sty
- Supported by Honorary Police



Septembers Route

Stop 1 La Grande Route De St Jean

The party was met by I&E representatives who gave a brief description of some footpath improvement works being investigated by their team between the Parish Municipal Services Depot and Warwick Farm to the north, some of these potential works may involve parish land outside the parish depot.

The Constable suggested they that once plans were drawn up that I&E present their proposals to Roads Committee in the near future.

Stop 2. First Tower Park

The Constable gave a brief description of plans to improve and make better use of the space. The party were invited to give their thoughts on what should be included in the rejuvenation project.

The following items were mentioned:

- Park renovation prior to consultation
- Flowerbeds/shrubs to lower park
- Use existing park layout/pattern
- Pump track
- More seating (possibly raised planters)
- Cycle track
- Gym equipment/trim trail
- Picnic tables
- Roadside hedges to help reduce traffic noise
- Dog park
- Additional tree planting to fill in gaps
- Cycle racks (roadside)
- Zipwire not working; self-closing gate for park
- Water feature

Infractions

9 Infractions reported on the day, of those 5 were issued with letters of advice and 4 with administrative penalties totalling £155.

Conclusion

The department is satisfied with the work carried out on the Visite and will continue to issue 8-day letters where required, all year round.

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1. La Route Du Port Elizabeth, Waterfront Car Park, Waterfront Car Park, St. Helier **P/2025/10002**

Installation of an e-bike shelter to accommodate up to 14 e-bikes.

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10002) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

The Roads Committee supports this application.

The Roads Committee notes that the applicant seeks to install a permanent cycle charging facility serving e-bikes within an area towards the north-west corner of Marina Gardens. The proposed shelter will be placed in an underutilised paved area measuring c 41 sq.m.

It is proposed that there will be 2no. 7 x e-Bike Stands (14no. Total) Housed within an enclosure (comprised of glass walls and flat roof)

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10002>

2. 57 New Street, The Town House Pub and Restaurant, The Town House Pub and Restaurant, St. Helier, JE2 3RA **P/2025/10005**

Following demolition of internal walls, storeys, and retention of listed façade, construct 4-storey building to create 15 no. dwelling units (8X1-bedroom flats, 5X2-bedroom flats, and 2X1-bedroom duplexes) and 3 short-term visitor accommodation units on the ground floor including balconies, motorcycle parking, cycle and bin storage, external storage, and hard and soft landscaping. 3D MODEL AVAILABLE.

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10005) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

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

The applicant seeks to convert the property to provide 18 residential units in total (9 no. 1-bed and 9 no. 2-bed apartments, including 3 short-term visitor units at ground floor.

The applicant proposes to provide 38 standard cycle parking spaces and 2 cargo bike spaces, and will be equipped with e-bike charging points.

The property will have one parking space and 2 cycle parking spaces with electric charging. Direct access to the cycle parking area is proposed to be from Craig Street.

1. The Roads Committee notes that the Applicant proposes to undertake works to Craig Street, which is owned and administered by the Parish. The proposals submitted are not acceptable as the current design will lead to illegal parking between the islands and create access issues. The Applicant shall liaise with the Parish and submit a revised scheme for Craig Street that delivers more far-reaching public realm improvements as required by the Roads Committee. **No works to Craig Street shall commence unless and until** a detailed design - covering alignment, materials, finishes, and the methodology and scope for rectification/reinstatement of the Craig Street carriageway—has been agreed in writing with, and approved by, the Parish to its reasonable satisfaction.



2. The Roads Committee welcome the provision of 38 Cycle parking spaces, which includes cargo cycles, and it is noted that electric charging will be provided. The applicant is to be aware of the fire risk associated with electric charging batteries and ensure adequate provision is made to address this fire risk.
3. The applicant is to ensure that they have sufficient off-street visitor cycle parking spaces, as the proposed cycle parking on Crag Street is a concern, as it may hinder visibility splays.
4. It is noted that there will be 2 motorcycle parking spaces accessed via the loading bay; the motorcycle bays should include an electric charging facility.
5. The Roads Committee is very disappointed to see that the previously proposed 7 no. car parking spaces in a very early application. 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.
6. It is noted that there is no car parking provided for this development; however, an unloading bay is provided. Users of the parking space will be expected to reverse into the space, as parking front-face will cause a 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 this unloading bay must reverse into the space; if this cannot be conditioned then the Roads Committee has 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.
7. 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, 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.
8. 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.
9. 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.

10. 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.

11. 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.
 - That external insulated systems do not encroach over the public highway. Planning permission does not entitle the property owner / developer to encroach out onto neighbouring property that is not under their ownership, which includes public roadways/footways.
12. 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.
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. 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 ensuring 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.

15. Planters provided around the perimeter of the site that will be transferred to the Parish must include an irrigation system that is supplied and installed by an irrigation specialist at no cost to the Parish.

16. 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.

17. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10005>

3. Undercliffe Road, Balmain House, Balmain House, St. Helier, JE2 P/2025/10008
3PR

Demolish existing Garage/home workshop. Construct 2 no. 2 bedroom houses and associated stores. Alterations to existing vehicular access and parking spaces. 3D MODEL AVAILABLE

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](#) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

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

The applicant seeks to demolish the existing garage/workshop and construct 2 no. 2-3 bedroom dwellings. The properties will have one parking space per unit off Roussel Mews (Private Road) and the provision of cycle parking to the front of the property. Electric charging is provided for both the cycle parking and the car parking.

1. 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.



<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10008>

4. Oaklands Lane La Route de la Trinité, Augres House, Augres House, St. Helier, JE2 4JD P/2025/10011

Construction of privately funded 21st century Agricultural diversification project, incorporating an Agricultural Enterprise facility, education space, office, staff & visitor accommodation. Refurbishment of the existing shed, parking, landscaped courtyards. 3D model available. AMENDED DESCRIPTION: Demolition of existing agricultural shed and proposed construction of an agricultural enterprise facility, offices, and training/education centre. Construction of 3 no. visitor accommodation units (2 no. 2-bed and 1 no. 3-bed) and 3 no. staff accommodation units (2 no. 1-bed and 1 no. 2-bed), parking, and hard and soft landscaping to the northwest of Field T1197. 3D model available.

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](#) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

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

1. The Roads Committee notes that the proposal is to create a 21st-century agricultural diversification project for the local agricultural industry and community.

The development proposals involve refurbishing the existing shed that is currently redundant. The proposed development components are as follows:

- BLOCK A | Agricultural Enterprise Facility
- BLOCK B | Training Education Centre & Offices
- BLOCK C | Visitors Accommodation (2 x 2-bed units and 1 x 1-bed units)
- BLOCK D | Staff Accommodation (2 x 1-bed units and 1 x 2 bed units)
- An open courtyard with 16 car parking spaces, a loading bay and 20 cycle parking spaces

Vehicular access to the development site is through the west - the service road off Rue de la Roulerie, which is a narrow 2-lane Parish road with an average carriageway width of less than 3m.

2. The Applicant should consider constructing a footpath along the proposed access road to allow pedestrian access and ideally a segregated cycle route to the Applicant's complex.
3. The Applicant should provide a footpath running within the Applicant's site for pedestrian/cycle access from Les Ruisseaux to the proposed private access road linking to the suggested footpath/cycle route to the Applicant's complex, which will improve access to the Applicant's site and encourage alternative modes of transport.
4. The Applicant is to consider improvement to the nearest bus stop to this development and must therefore liaise with the Government of Jersey to investigate the possibility of providing a further bus stop close to this development and to contribute to the provision of a sheltered bus stop in the area. The nearest bus stop to the development site is at the junction of Les Grand Vaux/Mont de la Rosiere - Bus Route 21. The alternative bus stop is on the A8 (Trinity Road).
5. The Applicant proposes to provide the following cycle provision:
 - Long-stay staff bicycle parking bays = 8
 - Short-stay staff bicycle parking bays = 4



- Short-stay visitor bicycle parking bays (E-bike charging points) = 8

Total Bicycle Parking: 20

Roads Committee suggests provision of covered cycle parking. Cycle parking should be of sufficient size to accommodate larger cargo cycles.

6. The Applicant proposes to provide the following car parking provision:

- Parking bays (including x3 staff bays and x4 EV charging points) = 15
- Disabled parking bays = 1
- Loading bay = 1

Total Vehicle Parking Bays: 17

7. The Roads Committee also suggests providing motorcycle parking on the site with electric charging.
8. 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 900mm above road level in perpetuity.
9. 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.
10. 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.

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 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.

12. 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.



13. 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.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10011>

5. South Hill, Reversing Bays, Reversing Bays, St. Helier, JE2 4US P/2025/10062

Phased construction of a skatepark and cycle park. Phase 1 includes installation of skatepark equipment; resurfacing; fencing and screening; soft landscaping; accessible toilet with baby change facility; covered cycle parking; street furniture; lighting; CCTV; and associated utility infrastructure. Alterations will also be made to the existing reversing bays, and minor works will be undertaken to relocate a memorial stone and bench. Phase 2 includes the removal of the skatepark equipment and resurfacing of the area to form a cycle park.

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](#) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

The Roads Committee supports this application.

The applicant seeks planning permission to initially construct a skatepark on the Reversing Bays site, South Hill. This will then be altered to a cycle park when the redevelopment of Fort Regent (proposals for which currently include a skatepark) is complete.

- A reinforced concrete skatepark area with robust, durable and moveable skatepark equipment and obstacles
- Alteration of the skatepark by removal of the skatepark equipment and obstacles and resurfacing to form a cycle park
- Alterations to the existing reversing bays
- Minor alterations to the location of an existing memorial stone and bench
- Fencing, screening and barriers
- Soft landscaping with a focus on ecological enhancement
- Ramp and staircase for pedestrian access
- Accessible toilet and baby change facility
- Covered cycle parking
- Seating and street furniture
- Area lighting
- CCTV
- Utility services distribution and control kiosk

It is further noted that the skatepark will have moveable skatepark equipment to enable it to be reused and relocated either to Fort Regent or other suitable areas around the island.

The new facility will include bicycle shelter for 10 cycles and a new public toilet facility.



1. 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.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10062>

6. Belmont Gardens, Belmont Gardens, Belmont Gardens, JE2 4SD

P/2025/10042

Create vehicular access onto Belmont road.

Note: The applicant is to please refer to the Parish Roads Committee adopted **Planning & Development Guide**, please follow this link: [Planning Guidance Standards | Parish of St Helier](#) for important guidance outlining requirements for developments that are adjoining or impacting a Parish by-road.

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

The applicant seeks is seeking planning approval for a new vehicular exit from Belmont Gardens onto Belmont Road. This project represents a significant and necessary step towards enhancing road safety for all users, particularly pedestrians.

The proposal directly addresses a long-standing safety concern raised by residents, eliminating the hazardous manoeuvre of vehicles reversing 75 meters. This change will substantially mitigate the risk of accidents involving pedestrians.

The Roads Committee supports this application.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2025/10042>
