



## Minutes

**MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA**

**HELD IN THE ASSEMBLY ROOM ON**  
**WEDNESDAY 19<sup>th</sup> November 2025 AT 9.30AM**

<b>PRESENT</b>	<b>Constable S Crowcroft (SC)</b> <b>P Pearce (Procureur du Bien Public) (PP) (Chair)</b> <b>B Manning (BM)</b> <b>J Lagadu (JL)</b> <b>K Proctor (KP)</b> <b>M Pirozzolo (MP)</b>
<b>IN ATTENDANCE</b>	<b>S Alves (Head of Infrastructure) (SA)</b> <b>A Sty (Infrastructure Manager) (AS)</b> <b>A Roberts (Parish Secretary) (AR)</b> <b>J Donald (Finance Director) (JD)</b> <b>The Very Rev'd M Keirle (MK)</b> <b>H Hubbell (HH)</b> <b>Grzegorz Lukowski (GL) Applicant of proposal</b> <b>Nick Kearns (NK) (Government Infrastructure Department) (NK)</b> via link
<b>APOLOGIES</b>	<b>J Baker (Procureur du Bien Public) (JB)</b>
<b>DECLARATION OF INTEREST</b>	MK expressed his declaration of interest in Agenda item A8 being a resident of Highview Lane SC expressed his declaration of interest in Agenda item A7, being the Assistant Minister of Infrastructure.
<b>OPEN MEETING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 15 <sup>th</sup> October 2025 were approved.
<b>MATTERS ARISING</b>	None
<b>110/2025 POONAH ROAD PROPOSED CONTRA-FLOW CYCLE ROUTE REQUEST</b>	This item was deferred
<b>111/2025 P/2025/01098 CHANGE OF USE OF APPLICATION – UNIT 1, LE BRETON LANE, ST HELIER</b>	(SA) introduced (GL) who informed the Committee the reasons for the planning application, which is due the closure of Fort Regent. There are currently 325 members ranging in age from 6 years to 18 years - who represent the Island twice a year. The offered use of the newly developed Oakfield site is unfortunately not fit for their needs as a permanent location and set up for the equipment which was donated to them by IGA following the Olympic Games.  They compete on a National and International level and wish to continue their success with "Community sessions" on a Saturday for the public and all abilities. There is no obstruction for access to any with additional access requirements with the approach being flat.  The additional responses and information given to the Roads Committee has been passed to Planning to support their proposal.  (MP) is concerned Parents will still want to drive right up to the property for collection of their children and questions how they would discourage this. (GL) advised of the measures in place, including the physical policing by him and his team.

	<p>He has requested approval and assistance from the Roads Committee for signage at the front of Le Breton lane from St James' Street prohibiting the road from being used for the club. Parking routes have been created and will be heavily implemented on the parents and the encouragement of continued inclusive use which he is confident they would stick to.</p> <p>(GL) reported the positive feedback following full resident consultation where the "induction evening" for the residents and parents where all H&amp;S policies, parking strategies and personal management. There have been 31 comments logged against the planning application, and all are positive with support given for the Club from the larger community.</p> <p>(JL) Jersey needs to support this Club's success and feels the road sign needs to be worded appropriately.</p> <p>(BM) wants to support this initiative however is concerned with Parents access for drop and collections.</p> <p>(PP) informed the Committee that in the past Boots has used this property as a storage unit which caused a lot of blocking of the road. HE feels this proposition would not cause the amount of obstruction which Boots did and therefore supports it.</p> <p>The Committee supported the application.</p>
<p><b>112/2025 ADDITIONAL TAXI PARKING SPACE AT LIBRARY PLACE REQUEST</b></p>	<p>(PP) chaired this item due to (SC) having declared interest as Assistant Minister.</p> <p>(NK) presented the item via link.</p> <p>(PP) confirmed the past requirement of this area needing full access for cars to the Registry office is no longer needed.</p> <p>(MK) asked if this would have any effect on the reversal of the direction of Church Street, (NK) confirmed there would be no impact to this future proposal.</p> <p>(KP) questioned if a permanent car parked in the space would restrict the passing of the largest of vehicles on the Island. (NK) advised that it would not restrict any vehicle. Should there be a need for an exceptional sized vehicle to pass all taxis are manned and therefore can move without delays.</p> <p>(BM) enquired if the taxis could all be located in this area and the current spaces outside Barclays be converted back to unloading bays or another option of dual use for taxi spaces and unloading bays be considered. (NK) advised the extended unloading bay has been in place for 11months.</p> <p>(JL) advised the lowered kerb outside of Broadlands, leading from the Royal Square across to Library place was too far right and causes a risk to pedestrian view lines for crossing already and should be moved to the proposed area. He felt this area being used as a taxi space instead would be causing even more risk to pedestrians.</p> <p>(NK) did not feel this would be a risk, however, should it or any other risks become apparent during the trial period they would be addressed.</p> <p>There are no plans to reallocate any other spaces, change use or any physical works to be undertaken and all would stay as they are. The proposal is to provide 1 extra space for taxis only.</p> <p>(HH) queried the time scale of the trial and when a review report would be given. There is no set time scale for the trial to end, and it was agreed by (NK) and the Committee that 6 months would allow for bedding in and</p>

	<p>any issues to raise themselves.</p> <p>The Committee except (JL) approved the trial.</p>
<b>113/2025 ST HELIER IMPROVEMENT LINES UPDATE – LA POUQUELAYE, TOWER ROAD AND HIGHVIEW LANE</b>	<p>(SA) presented this item and advised all the proposals would likely involve acquisition of land which has been and continues to be a lengthy, complicated and costly process with no current budget in place to progress any of the improvement lines.</p> <p>No use of Grandfather rights needed. The selling of the properties will be monitored, and the Parish will ensure the existing improvement lines in place are included in the instruction for sale. The current owner of Barbizon was aware of the existing improvement line when they purchased. Possibility of the Parish purchasing the properties, which would add to the expenses.</p> <p>(KP) queried the resistance and estimated costs, (SA) predicted resistance with all, specifically Highview Lane, due to cooperation needed from multiple owners. No costs can be given until the process starts, with Barbizon being approx. £50k when previously investigated.</p> <p>(JL) queried if correspondence has been in place with the owners (SA) confirmed this has happened at various times over the years and all need to be reopened. Voluntary development or sale would be ideal, however compulsory purchase is looking likely, with the requirement of Deputies becoming involved.</p> <p>(JL) The plastic bollards outside Barbizon create 4-5ft of area, can this be created into a footpath as an interim measure? (SA) this would improve the visibility and has been raised as an option, instead of loosing the garden, however there are other considerations of development for improved safety as this would not be a standard width footpath. (SC) felt this is the last of a number of measures already implemented to reduce the risk and should be raised as a future discussion with the inclusion of a road safety plan, following Government standard.</p> <p>(MP) La Pouquelaye traffic leading up is unacceptably fast, which makes it very difficult for merging traffic. (SC) confirm the area is a 20pmh and has requested for the Honorary Police to do speed checking campaigns in the area.</p> <p>The Lamp standards in place at Highview Lane are being blocked by the trees and are not serving any purpose due to this. Could this be taken into consideration in the area development.</p> <p>(SA) to circulate the Grand Father Rights to the Committee for information.</p> <p>(PP) Broomhill should have been purchased when the lady of advanced years was no longer occupying this - many years ago the Procurers agreed to purchase the property, implement the improvement lines and sell the property on. Can the history of the property be examined and included within the report. (SA) to look into the purchase not being undertaken at the time it arose.</p> <p>La Pouquelaye lines were also agreed when the school was developed and not been actioned on.</p> <p>(SA) Improvements across the areas have been undertaken and continuous footpaths are in place on Tower Road and La Pouquelaye which has addressed the risks. Footpaths on both sides would be an ideal.</p> <p>La Grande Route de St Jean - is a Government Road however, (SC) requested an improvement line to be logged, following the Branchage report site visit.</p> <p>Investigation through media for future need of improvement lines to be undertaken and the arising needs be logged for the Island Plan.</p>

<b>114/2025 ROADS PROGRAMME UPDATE</b>	<p>(AS) presented and informed the Committee the NIA in Clarendon Road was in full progress with kerbs being laid. The following time scales are indicated - dependent on weather and temperatures.</p> <p>Aquila Road works are the next stage with Winchester Street in March and Tower Road in April. Following the Christmas period other smaller remedial works in Palmyra Road, Russell Street &amp; Don Street.</p> <p>Completion of Rue Funchal which has been organised and paid for by Le Masurier's Development is expected within the next 2 months. Delays have been due to a safety audit being undertaken as the Roxen surface was not to be used at the entrances from the walkway in front of Money Penny Lane.</p> <p>One recommendation is for Rue Funchal to become a one way in the future, with Money Penny Lane being the entrance. As Money Penny Lane is private this would mean leading through the car park and would require substantial changes in the car park.</p> <p>Report to be reviewed, The Committee were informed this would be brought to the December meeting to allow decisions to be in place for Rue Funchal to open.</p>
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#### PLANNING APPLICATIONS

<b>115/2025 RP/2025/10076 QUEEN STREET, 3 QUEENSWAY HOUSE, ST HELIER, JE2 4WD</b>	<p><i>REVISED PLANS TO application P/2022/0120 (Change of use of existing first and second floor from Class C - Office to create 12no 1 bed and 12 no.2 bed residential units. Reinstate ground floor public arcade from Queen Street to Hilgrove Street. AMENDED DESCRIPTION: Updated Planning Statement and Marketing Strategy received.) Revised internal layouts to four first floor units and four second floor units.</i></p> <p>The Committee approved the draft comments detailed in the planning repot 19<sup>th</sup> November 2025 (refer to documentation attached).</p>
<b>116/2025 P/2025/10003 CALEDONIA PLACE, WEIGHBRIDGE, ST HELIER</b>	<p><i>Erect marquee to accommodate Ice Rink (1350m2) with associated plant, toilet, food and beverage facilities and Christmas Tree from 1<sup>st</sup> October to 31<sup>st</sup> March, annually for 3-year period. AMENDED DESCRIPTPTION: RETROPSPECTIVE: Erect marquee to accommodate Ice Rink (1350m2) with associated plant, toilet, food and beverage facilities and Christmas Tree from 1<sup>st</sup> October to 31<sup>st</sup> March, annual for 33-year period.</i></p> <p>The Committee approved the draft comments detailed in the planning repot 19<sup>th</sup> November 2025 (refer to documentation attached).</p>
<b>117/2025 P/2025/10136 WEIGHBRIDGE PLACE, THE SQUARE, WEIGHBRIDGE HOUSE, 14-16, ST HELIER, JE2 3NF</b>	<p><i>Remove 2no. retractable awnings and install 1no. retractable pergola.</i></p> <p>The Committee approved the draft comments detailed in the planning repot 19<sup>th</sup> November 2025 (refer to documentation attached).</p>
<b>118/2025 P/2025/10198 LE BRETON LANE, UNIT 1, ST HELIER, JE2 4QP</b>	<p><i>Change of use from commercial storage to gymnastics gymnasium.</i></p> <p>The Committee approved the draft comments detailed in the planning repot 19<sup>th</sup> November 2025 (refer to documentation attached). The comments will be amended to show the Road Committee's support.</p>
<b>119/2025 P/2025/10228 EIZABETH LANE, FW SMITH &amp; SONS, ST HELIER, JE2 3PH</b>	<p><i>Demolish existing buildings and contract 2no. 3 bed dwellings with associated gardens, parking and external stores. 3D MODEL AVAILABLE.</i></p> <p>The Committee approved the draft comments detailed in the planning repot 19<sup>th</sup> November 2025 (refer to documentation attached).</p>

<b>120/2025 P/2025/10230 26 HALKETT STREET, ST HPLIER, JE2 4WJ</b>	<p>Convert 1<sup>st</sup> and 2<sup>nd</sup> floors from office use to 2no. 1 bedroom tourism units. Replacement of windows.</p> <p>The Committee approved the draft comments detailed in the planning repost 19<sup>th</sup> November 2025 (refer to documentation attached).</p>
<b>121/2025 P/202510257 HUNTLEY LODGE, OLD ST JOHNS ROAD, ST HELIER, JE2 4TR</b>	<p><i>Partially demolish existing building &amp; extinguish existing vehicular access. Construct 2 No. 2 Bedroom terrace dwellings with associated parking, amenity space and storage. New hard and soft landscaping. Create roof terrace to existing dwelling and carry out various internal and external alterations. Form new vehicular access on to Old St. John's Road. 3D MODEL AVAILABLE.</i></p> <p>The Committee approved the draft comments detailed in the planning repost 19<sup>th</sup> November 2025 (refer to documentation attached).</p>
<b>122/2025 AGREED DECISIONS</b>	<ul style="list-style-type: none"> <li>• A consultation process is to be carried out to establish the need for additional Road Improvement lines via a Press Release. (SA) to work with (CB) of the engagement team.</li> <li>• Approval given for the proposal from Regent Gymnastics Club for Unit 1, Le Breton Lane. A Press Release is to be communicated to show the Committees support. (MP) to lead.</li> <li>• Approval given for the trial of the additional taxi parking space at Library Place. Agreement for a 6month update to be presented to the Roads Committee.</li> </ul>
<b>123/2025 LOGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS</b>	<ul style="list-style-type: none"> <li>• (HH) requested an agenda item be raised for the Vallee des Vaux Working Group to report to the Committee on either 11/02/2026 or 11/03/2026 meetings.</li> <li>• Pomona Road petition against loosing one parking space from the NIA.</li> </ul>
<b>124/2025 ADDITIONAL</b>	<ul style="list-style-type: none"> <li>• (AS) to revisit the Branchage report from 2025 to research the information discussed regarding the Havre des Pas cycle access route from the D'Auvergne section of the Promenade onto the main carriage way, with a view to raising the issues with I&amp;E (JL).</li> <li>• (JL) informed the group that a resident's consultation for the Lucas House planning application was being undertaken on 04.12.2025 which would involve Deputy Tom Coles and where he (JL) would be representing the Roads Committee against.</li> <li>• (BM) questioned at what stage I&amp;E were with the e-scooter report which was submitted to the Minister. (SC) advised he would find out.</li> <li>• (PP) Vauxhall Street roads works has seen to exit from Duhamel place allowing turning down towards Val Plaisant or up towards David Place with no yellow line or traffic control. This has proved successful and he would like it looked at for a neighbourhood improvement scheme item.</li> </ul>
	<p>(MP) expressed how lovely the Town Centre looks and how efficiently and quickly the confetti was cleared following the Christmas Lights switch on events.</p> <p>The soup and sandwich initiative was very successful and could benefit mental health.</p>
<b>NEXT MEETING</b>	Wednesday 16 <sup>th</sup> December 2025