



<b>Minutes</b>	
<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 11<sup>th</sup> MARCH 2026 AT 9.30AM</u></b>	
<b>PRESENT</b>	P Pearce (Procureur du Bien Public) (PP) (Chair) B Manning (BM) J Lagadu (JL) H Hubbell (HH) M Pirozzolo (MP) K Proctor (KP)
<b>IN ATTENDANCE</b>	S Alves (Head of Infrastructure) (SA) A Sty (Infrastructure Manager) (AS) A Roberts (Parish Secretary) (AR) J Donald (Finance Director) (JD) T Russell (Refuse Manager) (TR)
<b>APOLOGIES</b>	Constable S Crowcroft (SC), The Very Rev'd M Keirle (MK), J Baker (Procureur du Bien Public) (JB).
<b>NOT IN ATTENDANCE</b>	
<b>DECLARATION OF INTEREST</b>	None.
<b>OPEN MEETING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 11 <sup>th</sup> February 2026 were approved.
<b>MATTERS ARISING</b>	09/26 Clearview Street consultation - Officers have undertaken drop-in sessions, the turnout to these sessions has been low. Th views of Rouge Bouillon School have been sought, and there are site notices in place in the street with QR codes. To date what little response there has been is positive.
<b>20 / 2026 WESTMOUNT ROAD PLANNING CONDITION</b>	The Item has been withdrawn
<b>21 / 2026 WESTWARD DEVELOPMENT, SOUTH HILL UPDATE</b>	<p>(SA) advised the Committee that progression of the proposed Contract of Arrangement is subject to Jersey Development Company agreeing the final contractual terms, which are currently under review by their legal team. It will also be subject to approval by the Parish Policy and Strategy Board. The Committee is being asked for in principle support.</p> <p>The Roads Committee is asked to support the Parish entering a legally binding Contract of Arrangement with Westward Developments Limited in relation to the Westward development at South Hill. The JDC are in the process of amending its approved planning application for a residential scheme of 139 homes on the former Planning Offices site.</p> <p>The development directly adjoins Parish owned land, including the South Hill rock face, the playground, parts of the roadway, and associated access routes. Because of that proximity, the Parish has consistently focused on issues of public safety, liability, and long-term protection of Parish assets.</p> <p>The purpose of this agreement is to secure those protections in a way that is, clear, enforceable, and permanent, rather than relying on</p>

planning conditions alone. There has been constructive engagement with the developer, and the agreement reflects matters previously raised by this Committee.

The most significant element is rock face safety. The developer will design and fund permanent stabilisation works to approved professional standards and will accept full and permanent liability for any rock fall or failure and will fully indemnify the Parish against all claims, including third-party claims. This removes long-term legal and financial risk from the Parish.

The agreement secures substantial public benefits at no cost to the Parish. These include the refurbishment and upgrade of the playground, the provision of new public toilet facilities, two new pedestrian crossings on South Hill, and a new public footway along the western boundary of the site, which will be transferred to the Parish on completion.

During construction, the playground will be temporarily closed for safety, all works will be fully insured, with the Parish indemnified against damage or claims. Any disturbance or damage to Parish land must be made good by the developer, and strict safety protocols apply, including for crane oversailing. The agreement also clearly defines boundaries, manages access rights to Parish land, addresses drainage and water infrastructure, and includes environmental measures such as bird and bat boxes.

Importantly, the agreement commits the Parish to no capital expenditure, and all Parish legal costs will be met by the developer. Subject to the outstanding approvals, the proposals will be presented to the Parish Assembly on Tuesday 25 March 2026 at 7:00 pm.

In summary, this Contract of Arrangement secures long-term safety, protects Parish land, and finances, and delivers permanent infrastructure and upgraded public facilities for parishioners, and the Committee is therefore asked to support the proposals subject to the outstanding legal agreement with JDC and Policy and Strategy Board approval.

(KP) questioned whether a wildlife survey had been conducted on site, (SA) advised that it is not within the remit of the Committee, but he believed that it was part of the planning application process.

(JL) questioned if it effects the right of way to Parish land, he also questioned the lack of parking, as it should be 1 space per unit. The Committee acknowledged these points, however all that is being considered today, is agreement on using Parish land.

The Committee unanimously agreed the proposal, subject to Parish Assembly approval.

**PLANNING APPLICATIONS**

<p><b>22 / 2026 P/2026/10650 11 &amp; 13 SIMON PLACE &amp; 5 TUNNELL STREET, ST HELIER</b></p>	<p>Demolition of garage workshop, 13 Simon Place and part of 11 Simon Place and 5 Tunnell Street. Refurbishment of 11 Simon Place and 5 Tunnell Street. Formation of new public walkway between Simon Place and Tunnell Street. Creation of new vehicular access and parking area for EVie car club hub. Form new public open space with various hard and soft landscaping.</p> <p>The Committee approved the draft comments detailed in the planning report 11<sup>th</sup> March 2026.</p>
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<p><b>23 / 2026</b>  <b>RP/2026/10654</b>  <b>31 EAGLE HOUSE,</b>  <b>LA COLOMBERIE,</b>  <b>ST HELIER, JE2 4QB</b></p>	<p>REVISED PLANS to RP/2025/0342 (REVISED PLANS to P/2023/0197). Convert existing offices to provide 17 one-bed, 8 two-bed, and 1 three-bed apartments, associated cycle store, and the retention of 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 mix 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.) Reposition balustrade onto existing concrete upstand to fourth floor.</p> <p>The Committee approved the draft comments detailed in the planning repost 11<sup>th</sup> March 2026.</p>
<p><b>24 / 2026</b>  <b>P/2026/10658</b>  <b>8-10, WEST CENTRE,</b>  <b>BATH STREET,</b>  <b>ST HELIER, JE2 4ST</b></p>	<p>Replace alfresco dining pergola on timber decking with ramped access.</p> <p>The Committee approved the draft comments detailed in the planning repost 11<sup>th</sup> March 2026.</p>
<p><b>25 / 2026</b>  <b>P/2026/10692</b>  <b>FIELD H1219</b>  <b>(EASTERN HALF),</b>  <b>LA GRANDE ROUTE</b>  <b>DU MONT A L'ABBE,</b>  <b>ST HELIER</b></p>	<p>Construction of 59 supported housing dwellings, comprising 17, two-bed houses, 22 three-bed houses, 10 one-bed and 10 two-bed extra-care apartments, including a community centre with associated parking, bicycle and refuse storage, electrical substation, and private amenity space. Creation of a new vehicular and pedestrian access onto St John's Road. Various landscape works including communal open spaces.</p> <p>(SA) I want to acknowledge that residents have taken the time to submit representations, and that a number of those raising concerns are present today. Those concerns are understood and respected, particularly where they relate to traffic, access, parking pressures, and safety on St John's Road.</p> <p>From a Roads Committee perspective, the proposal provides a single point of access onto St John's Road, which is a Government of Jersey main road. For that reason alone, the application will be referred to Infrastructure and Environment, who are the statutory highway authority and the correct body to consider the wider strategic impact on the road network.</p> <p>The applicant has carefully considered several possible access options, working closely with the Government of Jersey Infrastructure department, and that St John's Road emerged as the only viable and deliverable solution.</p> <p>In terms of matters within this Committee's remit, swept-path analysis confirms that refuse, service, and emergency vehicles can access and leave the site safely, and that vehicles will do so in forward gear, which addresses a key safety concern commonly raised in representations. The scheme also places strong emphasis on pedestrian safety and accessibility, including a new 3-metre-wide shared pedestrian and cycle route through the site. This route is designed to be level, well-lit and step-free, reducing the need for pedestrians, particularly older residents, to rely on St John's Road itself.</p> <p>Parking has been assessed against Sustainable Transport Zone 2 standards, with flexible disabled provision, visitor and carer parking, and significant cycle, mobility and EVie car-club provision, all intended to reduce reliance on private car ownership over time. It is important to stress that issues such as the principle of development, housing density, visual impact, and overall land use are not matters for the Roads</p>

	<p>Committee, but will be fully considered by the Planning Committee, where objectors will have the appropriate opportunity to ensure their concerns are heard and weighed in the planning balance.</p> <p>Finally, the Parish is seeking a planning obligation contribution toward highway and pedestrian safety improvements on St John’s Road, particularly near La Chénée, which directly reflects concerns raised about existing pedestrian safety in the area.</p> <p>In conclusion, the Roads Committee’s support is limited strictly to highways and access matters. The strength of local feeling is recognised, and the Committee are satisfied that the appropriate mechanisms are in place for those wider concerns to be properly examined at the Planning Committee stage.</p> <p>Deputy Gardiner has been approached by residents who feel the development will increase road traffic. The Committee is asked to consider the matter, but as it is a Government Road, there is only so much the Parish can do.</p> <p>(JL) stated that one resident had approached him to say there had been limited information available early on. However, from his perspective, he is pleased to note that there are 63 parking spaces for 59 units. The area in question is being widened as per the planning application to allow better access.</p> <p>(PP) questioned if there is an opportunity for the entrance to be set further back, as this would make access and egress easier and increase the visual space on each side of the entrance/exit. The Committee agreed that visibility should be increased as much as it can.</p> <p>The Committee approved the draft comments detailed in the planning report 11<sup>th</sup> March 2026.</p>
<p><b>26 / 2026</b>  <b>P/2026/10701</b>  <b>14-16 MIDVALE</b>  <b>ROAD, ST HELIER</b>  <b>JE2 3YR</b></p>	<p>Partial demolition, extension, and conversion of existing building to form 7 dwelling-houses with associated ancillary facilities, including car parking spaces, stores, bin store, and cycle stands. Various hard and soft landscaping.</p> <p>The Committee approved the draft comments detailed in the planning report 11<sup>th</sup> March 2026.</p>
<p><b>27 / 2026</b>  <b>P/2026/10755</b>  <b>7 KING STREET,</b>  <b>ST. HELIER</b>  <b>JE2 4WF</b></p>	<p>Change of use of premises from barbers to coffee shop. Formation of external seating area.</p> <p>(BM) questioned why the applicant had applied for an alfresco area before the premises has been granted a change of use. (SA) advised there is a formal process, including consultation, and as this is a government road it will need their agreement.</p> <p>The Committee approved the draft comments detailed in the planning report 11<sup>th</sup> March 2026.</p>
<p><b>28 / 2026</b>  <b>AGREED DECISIONS</b></p>	<ul style="list-style-type: none"> <li>• Agreed to support proposals for Westward Development, South Hill and to proceed to Parish Assembly for its approval</li> </ul>
<p><b>29 / 2026</b>  <b>LODGING ITEMS FOR</b>  <b>FORTHCOMING</b>  <b>ROADS COMMITTEE</b>  <b>MEETINGS</b></p>	<ul style="list-style-type: none"> <li>• Plan to clean up the road markings in Pierson Road, following the motoring festival and to address speeding.</li> </ul>
<p><b>NEXT MEETING</b></p>	<p>Wednesday 15<sup>th</sup> April 2026</p>