



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 17TH JUNE 2026 AT 9.30AM</u>	
PRESENT	Inna Gardiner (IG) (Chair) B Manning (BM) J Lagadu (JL) H Hubbell (HH) on-line M Pirozzolo (MP) The Very Rev'd M Keirle (MK) P Pearce (Procureur du Bien Public) (PP)
IN ATTENDANCE	A Sty (Infrastructure Manager) (AS) J Donald (CEO) (JD)
APOLOGIES	Alison Roberts (AR), S Alves (Head of Infrastructure) (SA)
NOT IN ATTENDANCE	K Proctor (KP)
DECLARATION OF INTEREST	MP – resident of Highview Lane
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 15th April 2026 were approved subject to the following amendments; 35/2026 – (HH) replace Trinity Hill with Old Trinity Hill 34/2026 – (JL) replace Hospital/Ambulance Team to "the Ambulance, Fire and Police control and their joint services" 37/2026 – "(JL) to forward issues with drainage gullies" to be moved to 35/2026 Roads Programme update.
MATTERS ARISING	(MP) Observations following visit to Lewis Street ○ The No-Entry sign was flat against the wall on the left-hand side as you enter Lewis Street, and not visible to majority of the traffic ○ A transit van was parked on the left, impacting the terrace houses on the right, obstructing the turning circle and stopping a resident reversing into their garage. ○ A curtain sided HGV truck parked with nearside wheels on the pavement obstructing passage for prams etc. with no loading or unloading being undertaken within the 20mins it was observed. ○ Consideration of not replacing parking and placing a speed hump instead. ○ The road is being used as a rat run, the street could benefit from a Parking control campaign. (IG) has previously met with tenants and businesses in her role as Deputy. A meeting will be arranged with (IG), (MP) and (JL), and a Deputy of St Helier Central, together with residents and tenants. (MP) Highview Lane – a road has been laid in a field to the south of Highview Lane, for which the residents have not seen a planning application. It could impact traffic coming from Mont a L'Abbe to La Pouquelaye and onto Queens Road. (AS) to investigate.
41/2026 FOR DECISION: BOLLARDS & CYCLE STAND	An amendment was made to support improved accessibility by eliminating stainless steel street furniture where appropriate. There are inherent issues with low visual contrast and glare for the

SPECIFICATION CHANGES	visually impaired, and to adopt higher-contrast finishes and detailing (including contrasting/reflective banding) as standard practice. (MK) commented that stainless-steel bollards are regularly knocked down and changing to black could provide a positive difference. (IG) advised the GoJ framework, adopted by the States would come into effect in July. The Parish, GoJ and private developers should follow the same standards. The Committee unanimously agreed to pass the amendments.
42/2026 FOR INFORMATION: 2026/27 ROADS PROGRAMME UPDATE	The committee received an update on the Roads Programme, the final section of Aquila Road and Charles Street were completed by April, and therefore the committee's approval is requested to reallocate funds to resurfacing a large section of Hilary Street, between the junction of Peter Street and Hilgrove Street. (JL) asked to consider moving the zebra crossing on the northern side of Hilary Street, which is not utilised to the busier crossing route on the south side. (BM) proposed a visit to Hilary Street be include in the Branchage route, and (PP) suggested GoJ should be approached for a contribution towards Hilary Street maintenance due to the reorganisation of traffic flow, which has led to it becoming a main road. (IG) and (SA) to explore. The Committee unanimously accepted the proposal in principle, with final approval at the Parish Rates Assembly.
PLANNING APPLICATIONS	
43/2026 P/2026/11022 PITT STREET, 4, 5 & 6, 4, 5 & 6 ST HELIER, JE2 3RZ	<i>Install 1 awning to 4 Pitt Street.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026.
44/2026 P/2026/11023 UNION STREET, UNION HOUSE, UNION HOUSE, ST HELIER, JE2 3RF	<i>Demolish 6, one-bed residential units and convert existing offices into 89-bedroom hotel with bar/restaurant and associated facilities. Construct one additional floor to southern section of the building (taking the south section to ten stories) and four additional floors to the north section of the building (taking the north section to eight stories)</i> Members supported this application, as it would bring vibrancy to this area and links network of hotels. However, Union Street is a busy road, deliveries and taxi's should use Le Geyt Street. The Committee approved the draft comments detailed in the planning repost 17th June 2026.
45/2026 P/2026/11066 BYWAYS, LA GRANDE ROUTE DU MONT A L'ABBE, ST HELIER, JE2 3HA	<i>Demolish existing dwelling and garage. Construct 1, four-bed dwelling and 1, three-bed dwelling with associated garages. Alter existing vehicular access to La Grande Route du Mont a L'Abbe. Various hard and soft landscaping works.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026.
46/2026 P/2026/11075 RALDI, BYRON LANE, ST HELIER, JE2 4LG	<i>Demolish existing double garage, greenhouse, stores and part of the boundary wall to facilitate subdivision of the site and the construction of a new two-bed cottage to the west of the site, together with associated alterations to parking and landscaping.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026. There was support of this application, as it increases the number of parking spaces to suit the alterations and is a good example of P.54/2025 (1 parking space per unit).

47/2026 A/2026/11081 CHARLES PARK (NR CHARLES ST/PROVIDENCE ST), CHARLES STREET, ST HELIER, JE2 4FD	<i>Install 16 vinyl signs to 4 planter boxes</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026.
48/2026 P/2026/11087 HUNTLEY LODGE GUEST HOUSE, ST. JOHNS ROAD, ST HELIER	<i>Partially demolish existing building & extinguish existing vehicular access. Construct 2, two-bed 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.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026.
49/2026 P/2026/11104 COMMERICAL BUILDINGS, 20, 20, ST HELIER, JE2 3NB	<i>Convert 1st & 2nd floors from offices to 2, one-bed apartments. Convert Part of the Ground Floor to Residential Storage. Replace a window with a door to West elevation. Re-cover roof and install a roof light.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026.
50/2026 P/2026/11136 COLLEGE HILL, LAND PARCEL REAR OF ROYAL BANK COURT, ST HELIER, JE2 4RD	<i>Excavate ground level to construct 2, four-bedroom houses. Construct retaining granite wall and new vehicular access onto the College Hill.</i> The Committee approved the draft comments detailed in the planning repost 17th June 2026. Members were in support of this application as a landslide area, covered in plastic, needs to be made good.
51/2026 P/2026/11178 APOLLO HOTEL, 9 ST SAVIOURS ROAD, ST HELIER, JE2 4GJ	<i>REVISED PLANTS TO P/2020/1656 (Demolish existing buildings. Construct 91, one-bed and 4, two- bed residential units with undercroft parking, bicycle stores and associated landscaping. AMENDED PLANS & DOCUMENT RECEIVED: Reduction in the overall scale of the development, including a reduction from 95 new units of accommodation to 78 new units. Architectural redesign of the development to include set-back mansard roofs, framed balcony bays, and balcony privacy screens. Increased bicycle storage and associated facilities, including drying areas and bicycle repair and washdown areas. Provision of electric vehicle charging points to all car parking spaces). Various alterations to the approved development, including minor adjustments to the development footprint, reconfiguration of basement and service infrastructure, updates to accessibility, and associated changes to the architectural detailing.</i> (JL) is opposed to the plans as there is only 21 carparking spaces for 78 units. There is no public parking within a reasonable distance, and 2 parking spaces are being allocated to Evie (Car Hire Business). This falls far below the recommendation of P.54/2025 of 1 parking space per unit. (IG) agrees with the provision of P.54/2025 and the correct amount of parking spaces should be allocated for all future developments. Other concerns raised were: • It has been proposed that the footpath on St Saviours Road is closed. • There is not enough consideration for delivery, removals & taxi pickups. These would need to be undertaken on Pleasant Street rather than St Saviours Road. • The requirement for a play park within the specifications

	and if not, the allocation of funds for development of it nearby, as per the Island Plan. The Committee approved the draft comments detailed in the planning report 17th June 2026 with the addition of; ○ Not enough parking spaces ○ No play or social area included and therefore a contribution to the development of a nearby area is to be sought ○ Unloading/delivery/taxi stop area to be included within the development and not on outside public land ○ Questions on disabled access for all blocks and throughout the development
52/2026 P/2026/11202 INGOUVILLE LANE, INGOUVILLE HOUSE, ST HELIER, JE2 4SG	<i>REVISED PLAN to PP/2021/0601 and RM/2022/1363 (Demolish existing commercial building. Construct 5-storey residential building, containing 8, two-bed units with commercial facilities on ground floor. RESERVED MATTERS: External appearance and materials and landscape. Vary extent of approved cladding system.</i> The Committee approved the draft comments detailed in the planning report 17th June 2026.
AGREED DECISIONS	• Unanimous approval of the Bollards and Cycle Stand specification changes. • Approval for the Roads Programme pending the Rates Assembly decision. • Approval to the Planning applications subject to Committee comments.
AGREED ACTIONS	• A 2-hour meeting has been arranged for IG, MP, JL and St Helier Deputy Central, to discuss Lewis Street parking concerns. An invitation to be sent to representatives of residential and commercial premises in the area. • Hilary Street visit to be included in the Branchage route, consider relocating the zebra crossing. St Helier Deputy South to the invited. • (IG) and (SA) to review GoJ and Parish Roads.
A.O.B	• Any suggestions and or amendments to the minutes are to be sent to the administrator 4 days prior to the meeting. These are to be logged and tracked on the minutes to be accepted at the meeting. • The Branchage will be undertaken in minibuses, which use biofuel, have air-conditioning and a low carbon footprint. • Parish Deputies to be invited to the Branchage.
NEXT MEETING	Wednesday 22 nd July 2026