



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 16TH SEPTEMBER 2026 AT 9.30AM</u>	
PRESENT	Constable Inna Gardiner (IG) (Chair) B Manning (BM) J Lagadu (JL) M Pirozzolo (MP) H Hubbell (HH) K Proctor (KP)
IN ATTENDANCE	P Pearce (Procureur du Bien Public) (PP) J Donald (CEO) (JD) A Roberts (Parish Secretary) (AR) S Alves (Head of Infrastructure) (SA) R Camara (Refuse and Street Cleaning Manager) (RC) A Sty (Technical Infrastructure Manager) Dandara Representatives
APOLOGIES	The Very Rev'd M Keirle (MK)
NOT IN ATTENDANCE	
DECLARATION OF INTEREST	None
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 12 th August 2026 were approved.
MATTERS ARISING	None.
66/2026 FOR INFORMATION: FIELD H1219, LA GRANDE ROUTE DU MONT A L'ABBE & ST JOHNS ROAD DEVELOPMENT (PRESENTATION)	<p>The purpose of the item is to receive a presentation and to ask questions regarding the revised proposals for Field H1219. A decision is not required and any comments provided will be preliminary. A formal consultation response from the Committee will be considered once a planning application had been received.</p> <p>Representatives from Dandara outlined revisions made to the proposed development, since the withdrawal of the previous planning application.</p> <p>The Committee was advised that:</p> <ul style="list-style-type: none">• Field H1219 has been rezoned by the States Assembly.• The eastern portion of the site has been allocated for supported housing.• The western portion remains safeguarded for educational use.• The proposed development relates solely to the supported housing site. <p>Dandara stated that the site was considered a sustainable location due to proximity to schools, access to shops and services, the existing road connections and to reduce the need to rezone more rural fields for housing.</p> <p>Dandara outlined the principal amendments:</p> <ul style="list-style-type: none">• The proposed electrical substation has been relocated away from the site entrance.

	<ul style="list-style-type: none"> • Building heights adjacent to Chestnut Farm and nearby apartments have been reduced. • Several dwellings have been redesigned as one-and-a-half-storey dormer bungalows. • Total housing numbers reduced from 59 to 56 units. • Building and communal spaces redesigned to improve layout and amenity. • The previously proposed community centre has been removed; this has allowed additional on-site parking. • Concerns regarding evening use, parking demand and management arrangements were cited as reasons for its omission. • The development retains a pedestrian route through the site. The route will formalise an existing route already used by schoolchildren. The route is intended to improve pedestrian connectivity and reduce interaction with the road network. <p>Dandara presented various access options that had been assessed during project development. Via Haute Vallee School and adjacent land were considered but discounted because:</p> <ul style="list-style-type: none"> • Existing routes were insufficiently wide. • Memorial trees on school land presented significant constraints. • Jersey Property Holdings and the school had raised concerns that increased traffic would pass directly in front of the school. <p>Other options were discounted because it will require substantial road widening, impact heritage assets including Chestnut Farm, result in loss of mature trees and increase traffic movements near residential properties and the school.</p> <p>Options through Clos Vaze and surrounding residential streets were considered unsuitable because of existing roads containing sharp bends and parked vehicles. Traffic would be routed through established residential developments and there were concerns regarding pedestrian and child safety.</p> <p>Members of the Committee asked questions in relation to traffic generation and road safety, school drop-off and pick-up movements, Pedestrian safety, active travel measures, parking provision, and heritage impacts.</p> <p>The Committee were interested in the amount of community engagement undertaken since withdrawal of the previous application.</p> <p>Residents were in attendance and were provided with an opportunity to express their views and raise concerns with the Committee.</p> <p>The Committee will consider a formal response once a new planning application is submitted and supporting documentation has been received.</p>
67/2026 FOR DECISION: JOINT PARISH & GOVERNMENT INITIATIVES	<p>The Committee received an update regarding ongoing joint initiatives between the Parish and Government.</p> <p>Members were advised that work continues on public realm improvement projects. Discussions remain ongoing with Government officers regarding further development of proposals; these will be dependent on Government funding.</p> <p>Officers will bring future proposals and recommendations back to the Roads Committee for consideration.</p>
68/2026 FOR INFORMATION: NORTHERN SEWER NETWORK UPDATE	<p>The Committee received an update regarding the Northern Sewer Network.</p> <p>Progress on the network project is ongoing, with related infrastructure matters impacting the Parish remaining under review. Further updates</p>

	<p>will be provided as works and funding programmes progress.</p> <p>Officers will continue monitoring progress and advise the Committee.</p>
PLANNING APPLICATIONS	
<p>69/2026 P/2026/11467 SITE OF FORMER PALM SPRINGS CARE HOME, LE MONT DE LA TRINITE, ST HELIER, JE2 4NJ</p>	<p>Construct a 57-bed nursing home with associated facilities, car parking, and landscaping.</p> <p>The Committee agreed that its consultation response should be strengthened to include a specific requirement for adequate staff transport arrangements, including the lack of public transport and parking provision for staff.</p> <p>The Committee approved the draft comments detailed in the planning report on 16th September 2026, if the consultation response is strengthened to include a specific requirement for adequate staff transport arrangements, including the lack of public transport and parking provision for staff.</p>
<p>70/2026 P/2026/11566 BEL VISTA 4-5, ELIZABETH PLACE, ST HELIER, JE2 3PN</p>	<p>Demolish garage and rear extension. Conversion of Lodging House to form 8 Flats. Replace roof, all windows and remove existing dormers and install 2 dormer windows on North elevation. Refurbish existing dormer and remove existing box dormer and add 3 dormer windows on the South elevation. Install external staircase. Adjustment of existing vehicular access and formation parking spaces. Various internal and external alterations, hard and soft landscaping.</p> <p>The Committee approved the draft comments detailed in the planning report on 16th September 2026.</p>
<p>71/2026 AGREED DECISIONS</p>	<ul style="list-style-type: none"> • Palm Springs consultation response be strengthened to include adequate staff transport arrangements, including staff parking provisions and lack of public transport. • The Committee agreed that officers should continue progressing discussions with Government regarding public realm improvements.
<p>72/2026 FORTHCOMING ROADS COMMITTEE ITEMS</p>	<ul style="list-style-type: none"> • Formal planning application for Field H1219 (once submitted). • Joint Parish and Government Public Realm Improvement Programme. • Northern Sewer Network progress update. • Ongoing planning consultation matters. • Pedestrian improvement proposals, including Apple Crusher-related access considerations.
<p>NEXT MEETING</p>	<p>Wednesday 14th October 2026</p>