

	<p align="center"><u>MINUTES OF THE ROADS COMMITTEE MEETING – A AGENDA HELD IN THE FIRST FLOOR COMMITTEE ROOM AT THE TOWN HALL ON WEDNESDAY, 6 NOVEMBER 2019 AT 9.30AM</u></p>
<u>PRESENT:</u>	<p>Constable S Crowcroft (SC) Mr B Le Feuvre (BLF) Mr J Baker (JB) Mr R Le Brocq (RLB) Mr B Manning (BM) Mr J Rogers (JR)</p>
<u>IN ATTENDANCE:</u>	<p>Mr G Jennings (Procureur du Bien Public) (GJ) Mr P Pearce (Procureur du Bien Public) (PP) Mr S Alves (Head of Infrastructure) (SA) Mr A Sty (Infrastructure Manager) (AS) Mr J Turner (Chief Executive Officer) (JT) Mrs D East (Director of Customer & Care Services) (DE)</p>
<u>APOLOGIES:</u>	<p>The Very Rev'd M Keirle (MK)</p>
<u>OPEN MEETING</u>	<p>Declarations of interest were noted from BM re Minute No 246/19</p> <p>Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 2 October 2019 were agreed apart from one amendment:-</p> <p>Para 207/19 should read "...the change of street name had been deferred until the resurfacing work had been completed."</p>
<u>MATTERS ARISING</u>	
241/19 - REVISED PARKING ARRANGEMENTS – MOUNT BINGHAM CAR PARK	<p>Previous minute 212/19 refers The Committee were advised that there is no provision in the current law for the disc parking to be implemented 7 days a week. A request will be made to the Infrastructure Minister for an amendment to the law and in the meantime the restriction will be applied to 6 days a week, ie Monday to Saturday.</p>
242/19 - BRANCHAGE	<p>Previous minute 208/19 refers SA said that he would provide a report which would hopefully be brought to the Committee meeting in December.</p> <p>JB suggested the Roads Inspectors be invited to that meeting.</p>
243/19 - BI-LINGUAL ROAD SIGNAGE	<p>Previous minute 238/19 GJ advised the Committee that he was working on the matter.</p>
244/19 - ROADS COMMITTEE WALKS	<p>Previous minute 206/19 JB advised the Committee that he had not done a plan for the walks yet.</p>
245/19 - ROADS COMMITTEE PARKING POLICY FOR PLANNING APPLICATIONS	<p>Previous minute 209/19 refers SA advised the Committee that he was currently working on drafting a number of PoSH policies and hoped he may be able to bring this policy to the Committee meeting in January 2020.</p>
<u>AGENDA ITEMS</u>	
246/19 - RESULTS OF CONSULTATION EXERCISE – PATRICK FREELEY LANE	<p>Previous minute 155/19 refers Following Committee's plan to refurbish Patrick Freeley Lane and open it up to through traffic westbound, a consultation exercise has been carried out. The lane was visited during the September Visite du Branchage et Chemins and a number of residents took the opportunity to address the Committee and raise objection to the opening for through traffic westbound, their opinion was that the lane should be closed at the eastern end to create a green space with on-street parking. This option has been examined by PoSH Officers but due to some property owners having legal rights of access this cannot be fully implemented.</p> <p>Consultation letters were hand-delivered to 95 properties in August 2019 and 4 site notices put in place. Twenty two responses were received, 3 supporting the opening to through traffic and 19 against the option.</p> <p>The main points of objection against the scheme were:-</p> <ul style="list-style-type: none"> • Congestion concerns about the junction between Upper Clarendon Road/Rouge Bouillon • Access onto Victoria Crescent • Loss of parking

- The lane being used as a rat-run
- Did not want street lighting
- Access to premises
- Safety

The Committee were asked to consider two options:-

Option 1 – Patrick Freeley Lane opened to through traffic in a westerly direction

Option 2 – Patrick Freeley Lane closed at the eastern end junction with La Pouquelaye

The Committee made the following comments

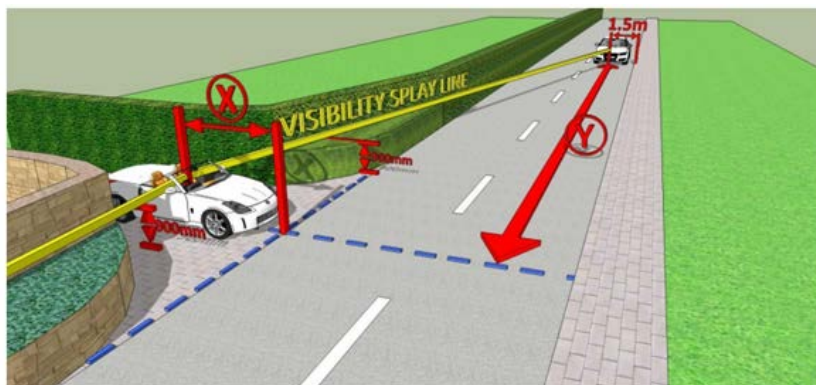
- Access via the lane could be useful during road closures, eg if there was a removable bollard at the junction with La Pouquelaye
- Observations had indicated no congestion at the junction of Clarendon Road during school drop-off times, the congestion starts after this with vans
- A six month trial of the road opening would make sense
- Option 2 would create a lane open to pedestrians, cycles and access only for vehicles funded by Parishioners
- Congestion problems are often perceived for a new scheme but do not actually happen
- Observations lead to the opinion if the road is opened to through traffic it could become a rat-run
- Original reason for the proposal was when PoSH were going to redevelop the former Maison de Ville site, this has since been revised. Therefore the original rationale no longer exists
- Residents could be asked to buy the share of the lane adjacent to their property
- Concern that if the road was sold off Parishioners may not receive good value and the new owners would defer to the Parish asking for help with parking issues
- The lane should include two-way cycling for the school, ie cyclists should be able to turn left out of the school entrance.
- The Parish acquired the lane via compulsory purchase to create/improve a road
- No cyclists were seen using the lane during an observation and the children walking were accompanied by parents

Members of the public and the Deputies made the following comments

- Support the refurbishment of the road, opening up to cyclists and the provision of pavements
- There are examples of other roads in St Helier closed to through traffic
- Concern about traffic congestion
- Upper Clarendon Road already carries a great deal of traffic
- The lane could become a rat-run for traffic trying to avoid going up to Queen's Road
- Concern that traffic from College Gardens and the former Maison de Ville development could drive against the traffic flow to access Patrick Freeley Lane causing safety concerns
- Traffic could build up on Rouge Bouillon and could create a delay for the emergency services
- On-street parking could block access to premises
- Victoria Crescent could be used as a rat-run, causing an increase in the volume and speed of traffic, the historic buildings could suffer structural damage
- Victoria Crescent and Upper Clarendon Road would suffer increased noise and pollution
- The Road Safety Assessment (RSA) had identified the risk of a child/vehicle collision
- The lane could be blocked off using temporary bollards
- Concern about the street lighting and vehicles turning round
- The plan to open the road to through traffic goes against the Island Plan
- Strong feelings from residents about the plan to open the lane and if necessary the matter will be raised at Parish Assembly and in the States by residents
- Access along Upper Clarendon Road is already difficult due to the on-street parking
- Lorries already use Upper Clarendon Road and Victoria Avenue as a rat-run
- A great number of vehicles already use Upper Clarendon Road to access premises in South Cote Lane (private road)
- Patrick Freeley Lane has been closed for at least 45 years
- Not sure there would be any benefit to vehicle users from opening up the lane to through traffic but cyclists, residents and children would benefit from a refurbished road closed off at the eastern end
- If the lane was opened children would be walking with their back to oncoming traffic
- There has been no campaigning to open the road, only to stop it from being opened to through traffic
- Le Hurel has recently been closed to through traffic
- The money for the refurbishment has come from Dandara not Parishioners

<p>247/19 - ALFRESCO PERMIT TERMS & CONDITIONS 2020</p>	<ul style="list-style-type: none"> • People ignore road signage • Patrick Freeley Lane has not been a thoroughfare for 70 years, why the need for that to change now • A gate could be put at the end of Victoria Crescent to stop unauthorised traffic, however, this would be a nuisance when the equipment failed and an unnecessary cost to residents and access issues for the emergency services • Although increased street lighting is welcomed care needs to be taken with positioning to ensure it does not cause a nuisance to any property <p>The Committee took a vote on the matter to open up the lane for a six month trial period</p> <p>In favour of Option 1 JR/JB/RLB In favour of Option 2 SC/BLF</p> <p>BM did not vote as he declared an interest</p> <p>The Committee therefore agreed to the road opening for a trial period of six months.</p> <p>SC suggested that the matter could be raised at the next Parish Assembly but GJ advised that the Assembly cannot override the decision of the Roads Committee.</p> <p>One of the Deputies suggested that the declaration of interest should have been resolved before the vote took place.</p> <p>SC said that legal advice would be sought on the declaration of interest by BM, the absence of the Dean and the ability of the Assembly to override a Roads Committee decision. SC advised that all interested parties would be notified of the outcome of this advice.</p> <p>The Committee were asked to finalise the alfresco terms and conditions for 2020 and approved the inclusion of the following revised paragraphs:-</p> <ul style="list-style-type: none"> • The area must be kept clean and free from litter (any litter to be collected and disposed of correctly) and must be washed down weekly using a suitable detergent as agreed with the Parish of St Helier. • The permit holder is to designate a minimum of 50% of the alfresco area as 'smoke-free' for patrons who do not smoke. No smoking seating is to be clearly identified for patrons. Suitable receptacles must be provided for the disposal of cigarette ends and be emptied regularly.
<p><u>PLANNING</u> <u>APPLICATIONS</u> 248/19 - NOSTRA DOMUS, 15 DEVONSHIRE LANE, ST HELIER, JE2 3XR</p>	<p>P/2019/1213 Nostra Domus, 15 Devonshire Lane, St Helier, JE2 3XR</p> <p><i>Demolish existing extension and construct new extension to South elevation. Various external alterations to North elevation to include remove shutters.</i> The Roads Committee has no objections to the above submission.</p>
<p>249/19 - ROYDE HOUSE, 21 MIDVALE ROAD, ST HELIER, JE2 3YR</p>	<p>P/2019/1233 Royde House, 21 Midvale Road, St Helier, JE2 3YR</p> <p><i>Convert existing office space to create 2 No. one bed and 3 No. two bed residential units. Various internal and external alterations to existing four bed dwelling. Construct 1 No. three bed dwelling. Alteration to vehicular access onto Clairvale Road.</i></p> <ul style="list-style-type: none"> • Committee notes that this application is to convert existing office space to create 2 No. one bed, 3 No. two bed residential units, alterations to existing four bed dwelling and construct 1 No. three bed dwelling. Total of 7 units of accommodation are proposed with 9 car parking spaces as indicated on the Ground Floor plan. No cycle parking is being proposed. <p>The Roads Committee does not support this application for the following reasons:-</p> <ul style="list-style-type: none"> • The Roads Committee appreciates that the existing visibility of 4.68m has been slightly improved with the changes to the entrance, which would provide visibility of 6.9m. However; it still falls well short of the adopted Access Standards therefore the Committee cannot support. The Committee understands that the site is restricted and that in order to improve visibility satisfactorily would require extensive changes to the Clairvale Road elevation which should be explored.

Visibility standards required are set out in the below (extract from: 'Growth, Housing and Environment's - Access Standards for Small Housing Developments'.



Offside X and Y Measurements

Speed (mph)	10	12	15	16	19	20	25	28	30	31	35	37	38	40
Y (m)	11	14	17	18	23	25	33	39	43	45	50	59	71	74

Table 1 Values for Sight Stopping Distances (SSD)

- That the applicant must comply with the visibility requirements as set out in 'Growth, Housing and Environment's - Access Standards for Small Housing Developments' which is available online at (which the Roads Committee adopted in October 2016): [https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Access%20Standards%20for%20Small%20Housing%20Developments%2020161004%20JT%20\(2\).pdf](https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Access%20Standards%20for%20Small%20Housing%20Developments%2020161004%20JT%20(2).pdf) Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
- That the parking area is surfaced with concrete or tarmacadam 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/owner prior to the parking space being used.
- The kerb and footpath must be lowered by the Parish of St Helier at the expense of the applicant. 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 Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones - from vehicle movement.
- 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 footpath 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.
- That any windows bordering the Public Road or Footpath 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.
- Committee requests that secure cycle parking is provided, sufficient for all units of accommodation with charging points for e-cycles.
- Committee requests that an appropriate number of charging points for electric cars are provided and that the infrastructure is in place to enable all parking spaces to have electric charging points.
- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
- Committee requests that as part of a Planning obligation agreement and public realm improvements that the applicant pays for the renewal of the brick road humps with red tarmac humps (3 No humps) and the replacement of the planter walls on the road humps to granite along Clairvale Road.

<p>250/19 - GROUND FLOOR, HARBOUR REACH, RUE DE CARTERET, ST HELIER, JE2 4HR</p>	<p>P/2019/1234 Ground floor, Harbour Reach, Rue de Carteret, St Helier, JE2 4HR</p> <p><i>Install 2 No. doors to first floor balcony to West elevation.</i> The Roads Committee has no objections to the above submission.</p>
<p>251/19 - AMADOR, TOWER ROAD, ST HELIER, JE2 3HR</p>	<p>P/2019/1249 Amador, Tower Road, St Helier, JE2 3HR</p> <p><i>Demolish existing garage to construct 1 No. two bed residential dwelling with associated landscaping.</i> The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. • That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
<p>252/19 - LE COIN, MANOR PARK ROAD, ST HELIER, JE2 3GH</p>	<p>P/2019/1255 Le Coin, Manor Park Road, St Helier, JE2 3GH</p> <p><i>Construct 1 No. two bed residential dwelling with associated landscaping.</i> The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. • That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
<p>253/19 - 4 BROAD STREET, ST HELIER, JE2 3RR</p>	<p>P/2019/1264 4 Broad Street, St Helier, JE2 3RR</p> <p><i>Change of use of part of ground floor from Class A (retail) to Class B (Cafe and Restaurant).</i> The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager. • That a refuse separation and recycling strategy is agreed in conjunction with the Parish. • Applicant is to be aware that if this application is approved the applicant will need to apply for a liquor licence for the sale of alcohol and will require licence for the café seating area if serving alcohol. Applicant is encouraged to visit the website below: https://www.gov.je/Industry/RetailHospitality/FoodDrink/Pages/LiquorLicences.aspx • If the applicant is intending to apply for a Choses Publiques (alfresco) licence then this will also require to be licenced and the applicant will need to apply directly to the Parish visiting: https://www.sthelier.je/do-it-online/choses-publiques-application-form/. Please note that if intending to apply for a Choses Publiques licence that this area will be subject to a liquor licence and will need to be applied for before the Licencing Bench to enable alcohol to be sold to patrons.
<p>254/19 - SEDAN HOUSE, 20 POMONA ROAD, ST HELIER, JE2 3XL</p>	<p>P/2019/1268 Sedan House, 20 Pomona Road, St Helier, JE2 3XL</p> <p><i>Convert existing 1 No. five bed residential unit into 1 No. one bed and 1 No. two bed residential units.</i></p> <ul style="list-style-type: none"> • Committee notes that the proposal is to convert an existing 1 No. five bed residential unit into 1 No. one bed and 1 No. two bed residential units. (2 units of accommodation) but with no car parking being provided. <p>The Roads Committee has examined plans for the above submission and gives approval provided:</p>

255/19 - GREEN STREET
CAR PARK, GREEN
STREET, ST HELIER, JE2
4UH

- Committee are concerned that there is no car parking being provided, however, the Committee is aware that it is impossible to provide car parking within the site boundary, therefore agree to relax their requirement on this occasion on the clear understanding that the applicant must provide secure and dedicated cycle parking for all occupants of the units of accommodation and the cycle parking provided to include electrical charging for e-cycles.
- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

P/2019/1274
Green Street Car Park, Green Street, St Helier, JE2 4UH

Various landscape alterations to extend public area.

The Roads Committee has examined plans for the above submission and gives approval provided:

- Committee supports and is encouraged by the proposal to improve this outside space in front of Green Street car park and suggest the following that the applicant could consider to enhance the area further to help encourage cycling:
 1. Committee suggests that a holistic approach should be taken to coincide with the long awaited Active Travel strategy.
 2. Committee suggests increasing the number of cycle parking spaces (Currently showing 5 hoops which will enable 10 cycles to be chained). Committee feel that this could be increased to encourage cycling.
 3. Committee suggests that provision of secure pod cycle parking spaces be considered, this would enable secure and safe parking to be provided which the applicant could lease to members of the public to park their cycles.
 4. Committee suggests that the applicant considers covered cycle storage as the square may lend itself to this.
 5. The Committee suggests that applicant considers introduction of cycle charging points for e-cycles.
 6. The spaces should be sufficient to enable a cycle with a trailer to be parked on the square.
 7. An interpretation signboard should be provided to help cyclist (local and visitors) know how to get to the cycle routes, and the route that they could take to take them into the centre of St Helier from this location.

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

256/19 - 2 PARADE
ARCADE, THE PARADE,
ST HELIER, JE2 3QP

P/2019/1283
2 Parade Arcade, The Parade, St Helier, JE2 3QP

Change of use from Class A (retail) to Class B (deli) serving hot and cold food produced on the premises.

The Roads Committee has examined plans for the above submission and gives approval provided:

- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

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

257/19 - HOLLY COTTAGE, MONT A L'ABBÉ MANOR, ST HELIER, JE2 3GJ

P/2019/1293
Holly Cottage, Mont a l'Abbé Manor, St Helier, JE2 3GJ

Construct two storey extension to North-East elevation. Relocate parking area to North-East of site.

The Roads Committee has no objections to the above submission.

258/19 - 82 NEW STREET & 1 - 3 VAL PLAISANT, ST HELIER, JE2 3TE

P/2019/1300
82 New Street & 1 - 3 Val Plaisant, St Helier, JE2 3TE

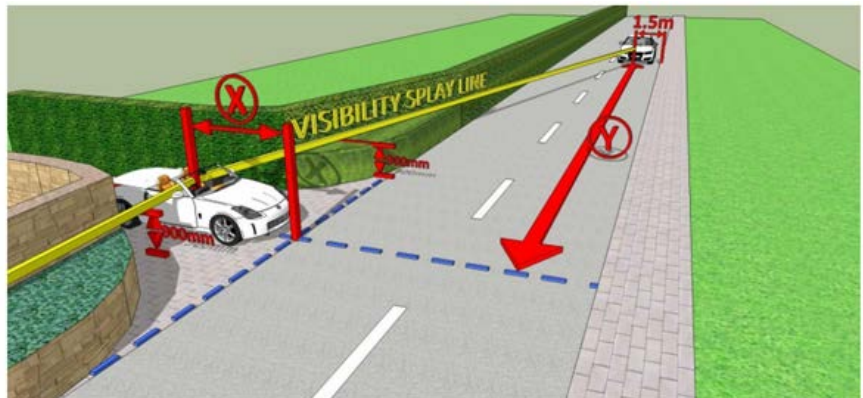
Demolish warehouse and first floor structure to West elevation. Construct 5 No. two bed residential units with associated parking and vehicular access. Internal alterations to first floor of retained structure to convert 2 No. one bed residential units with shared facilities into 2 No. one bed residential units. 3D Model available.

- Committee notes that this application is to demolish warehouse and first floor structure to West elevation. Construct 5 No. two bed residential units. Internal alterations to first floor of retained structure to convert 2 No. one bed residential units with shared facilities into 2 No. one bed residential units. 5 car parking spaces and cycle parking for 10 cycles accessed via Garden Lane.

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

- It is noted that the existing retail units on the Ground Floor off New Street/Val Plaisant will remain but be upgraded. There is no detail on what exactly these commercial units will be used for but this could impact on Val Plaisant and New Street, as there is existing car parking and unloading to the front of these units and a narrow footpath. The applicant is encouraged to liaise with Growth Housing and Environment regarding public realm improvement opportunities in this area, to consider removal of the car parking and increasing pavement widths.
- Committee notes that the visibility splay falls short of the requirements for visibility and requests that the applicants amends the entrance to ensure compliance with guidance:

Visibility standards required are set out in the below (extract from: 'Growth, Housing and Environment's - Access Standards for Small Housing Developments')



Offside X and Y Measurements

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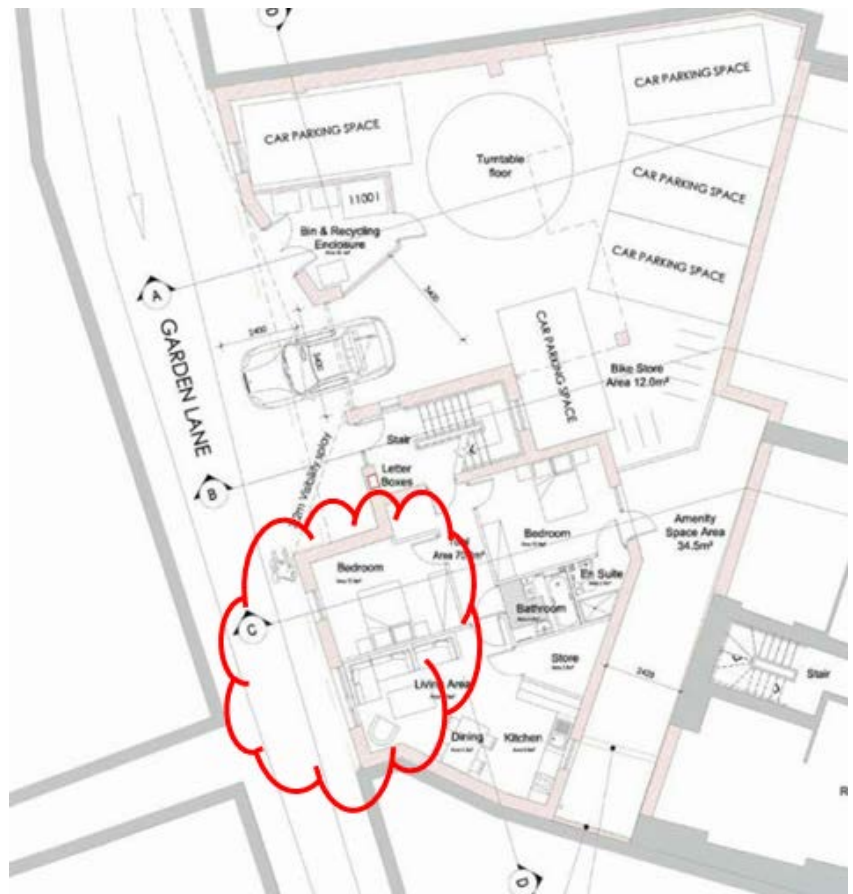
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- Due to the narrowness of the carriageway, the Committee expresses great concern on the

construction process and access for the site, therefore CEMP to be provided with a site traffic assessment undertaken to include specifically site traffic with appropriate Road Safety Assessments which take into consideration the restrictive width and the impact that the development will have on neighbouring properties.

- Applicant to indicate what consultation and agreements have been discussed with neighbouring properties in regard to the construction process of the development.
- The construction process and site servicing arrangements must be discussed with Parish of St Helier Infrastructure at development stage.
- That the parking area is surfaced with concrete or tarmacadam 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/owner prior to the parking space being used.
- The kerb and footpath must be lowered by the Parish of St Helier at the expense of the applicant. 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 Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first, this is to avoid damage to the kerbstones from vehicle movement.
- 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 footpath 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.
- That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with.
- 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.
- Due to the narrowness of the public roads in the vicinity of these premises, the road and premises are a "Prohibited Destination" for P30 vehicles.
- Committee would suggest the provision of the appropriate number of charging points for electric cars/bicycles.
- If Garden Lane is to be used as a site access, the Parish will expect a Planning Obligation Agreement for the contractor to resurface and realign the footpaths and carriageway on Garden Lane, as site vehicles will likely encroach onto the footpath. Contractor to be used to resurface and reset the pavers are to be approved contractors. This is to be from the junction of Windsor Road through to the junction of Devonshire Place.
- As a public realm improvement commitment the Committee requests that the pinch point is removed (As shown within the cloud area below) and that the widened footpath is transferred to the Parish.

259/19 - BOA
WAREHOUSE,
L'AVENUE ET DOLMEN
DU PRÉ DES LUMIÈRES,
ST HELIER



- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

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

RP/2019/1157

BOA Warehouse, L'Avenue et Dolmen du Pré des Lumières, St Helier

REVISED PLANS to RM/2017/1676 (RESERVED MATTERS to PP/2015/1538: Demolish existing warehouse, office & commercial units. Convert, alter and extend existing Archway building, store & commercial unit. Construct 169 No. dwellings, 4 No. commercial units, community facility, 191 No. car parking spaces & associated ancillary storage, plant & landscaping. Fixed matters: Layout, Massing and Means of Access. AMENDED PLANS: Alterations to the design of the landscaped areas and public route through the site): Various external and internal alterations to create 184 No. residential units and 11 No. dwellings, 2 No. commercial units, 215 No. car parking spaces and associated ancillary storage, plant and landscaping.

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

- It is noted that the application is for 184 residential units, 11 No dwellings (total of 195 units of accommodation) and 2 No Commercial units with a total of 215 car parking spaces created. The number of units has increased by 14 from the previously approved application.
- It is noted that there will be the provision of 201 residential parking spaces within the lower ground floor (including disabled allocated parking spaces), 5 visitor spaces within the lower ground floor level and 9 commercial parking spaces
- Committee requests charging points are provided to an appropriate number of parking spaces and that the infrastructure is in place to extend charging to all parking spaces.
- Committee requests that an appropriate number of the proposed cycle parking spaces are equipped with charging points as it is noted that 224 cycle spaces are being created within

secure covered storage areas and 18 visitor racks distributed around the site.

- It is noted that the visitor cycle parking to the site does not extend to Block E and the two commercial units, Committee requests that cycle parking is provided for these two areas.
- Committee requests that an appropriate number of cycle charging points be provided for e-cycles and with the infrastructure in places to extend the provision of charging points.
- Due to the 242 No of cycle spaces being provided, it is important that a cycling strategy for the site linked to the cycle network is developed and included within a Transport Assessment. The applicant is encouraged to consult with Growth, Housing and Environment to establish ways to improve the cycle network to provide safe and legally cyclable routes for access to the property and linking to the cycle network.
- Committee requests that the pedestrian access route through the site is accessible and open for public to use as well as residents of the development.
- Committee suggests that the zebra crossing on L'Avenue et Dolmen du Pré des Lumières in front of Archway House may need to be repositioned subject to Growth, Housing and Environment's approval.
- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.
- The Committee requests that before the income received from the Planning Obligation Agreement is spent on the regeneration of the surrounding area, the Parish and residents are consulted about how they would like to see the funds allocated.

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

260/19 - 9 THE PARADE,
ST HELIER, JE2 3QP

P/2019/1319

9 The Parade, St Helier, JE2 3QP

Change of use of shop storage area to form 1 No. one bed residential unit.

The Roads Committee has examined plans for the above submission and gives approval provided:

- Road Committee notes that this application is for a change of use of shop storage area to form 1 No. one bed residential unit. However, Parish notes that no car parking has been provided but the property is within the core retail area therefore the Committee will accept that no parking is provided however, would expect off-street cycle parking to be provided with an electric charge point for the occupants of the flat.
- That the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

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

261/19 - LAND TO THE
EAST OF 87 ROSEVILLE
STREET, ST HELIER, JE2
4PL

P/2019/1329

Land to the east of 87 Roseville Street, St Helier, JE2 4PL

Demolish part of store to South-West of site and construct 1 No. two bed residential dwelling with covered parking.

The Roads Committee does not support this application for the following reasons:-

Road Committee notes that this application is for the partial demolition of the existing garage/store structure that forms part of No 87 Roseville Street main house to form an additional two bedroom unit of accommodation and incorporating a single garage.

- It is noted that the existing area is used for car parking and from the photo provided on the existing drawing, it shows one parking space which the Committee assumes is for the main residence of No 87.

Committee cannot support the application as this application will result in the loss of the parking for the main house (No 87) as the proposals will only provide one garage parking space which seems to be for the proposed new unit of accommodation being proposed to be built in the yard.

The Parish regularly receives requests for parking in the Havre des Pas area from residents in the vicinity and therefore requests that the applicant considers adapting the proposals to form at least two parking spaces, one for the main residence and one for this proposed new unit of accommodation.

- The applicant makes reference to cycle parking; this should also be extended to include facilities for No 87, not just the new proposed property, especially as the yard that provides parking for the existing building is being developed.
- Committee requests that all car parking spaces and cycle spaces should be fitted with electric charging points for electric vehicles/cycles.
- 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 the "Up and Over" door is of a type which does not encroach over the footpath or Highway when being opened or closed, or when fully open. Should it be a new vehicular access from a Parish by-road, kerb and footpath must be lowered by the Parish at the applicant's expense.
- That the applicant must comply with the visibility requirements as set out in 'Growth, Housing and Environment's' - Access Standards for Small Housing Developments' which is available online at (which the Roads Committee adopted in October 2016): [https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Access%20Standards%20for%20Small%20Housing%20Developments%2020161004%20JT%20\(2\).pdf](https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Access%20Standards%20for%20Small%20Housing%20Developments%2020161004%20JT%20(2).pdf) Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
- That the parking area is surfaced with concrete or tarmac 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/owner prior to the parking space being used.
- 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 footpath 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.
- That any windows bordering the Public Road or Footpath 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 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 the refuse store and collection arrangements are agreed in detail with the Parish Refuse Manager.
- That a refuse separation and recycling strategy is agreed in conjunction with the Parish.

262/19 - 22 DUHAMEL
PLACE, ST HELIER, JE2
4TP

P/2019/1349
22 Duhamel Place, St Helier, JE2 4TP

Convert existing loft space to create 1 No. one bed residential unit to include 2 No. skylights. Various internal alterations.

The Roads Committee has examined plans for the above submission and gives approval provided:

	<ul style="list-style-type: none"> • Committee notes that the proposal is to create an additional unit of accommodation within the attic space of this property that already has 3 units of accommodation – therefore increasing the property to 4 units of accommodation. Committee notes that it is not possible to create car parking. • The applicant has only provided two cycle parking spaces for this property, however, this is not shown on the floor plans, it is only mentioned in the design statement. Committee requests that this is clearly indicated on the plans. • The applicant should provide secure cycle parking for each unit of accommodation seeing that each unit of accommodation is being upgraded according to the design statement. A suggestion is to utilise an area in the courtyard on ground floor to create secure cycle storage with electric charging. • Committee requests that electric charging points are provided for electric cycles.
<p>263/19 - ROSA, LA GRANDE ROUTE DU MONT A L'ABBÉ, ST HELIER, JE2 3HA</p>	<p>P/2019/1350 Rosa, La Grande Route du Mont a l'Abbé, St Helier, JE2 3HA</p>
	<p><i>Alter vehicular access on to La Grande Route du Mont a l'Abbé.</i> The Roads Committee has examined plans for the above submission and gives approval provided:</p> <ul style="list-style-type: none"> • Committee notes that the proposal is to reduce the height of the front wall to improve visibility. The applicant to also ensure that pedestrian visibility is achieved. • That the applicant must comply with the visibility requirements as set out in 'Growth, Housing and Environment's' - Access Standards for Small Housing Developments' which is available online at (which the Roads Committee adopted in October 2016): https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Access%20Standards%20for%20Small%20Housing%20Developments%2020161004%20JT%20(2).pdf Everything in the visibility areas so formed including gates, pillars, walls and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
<p>264/19 - PROVISION OF ADDITIONAL BUS STOPS – ST ANDREW'S ROAD</p>	<p>The Committee were asked to consider a request from Growth, Housing & Environment (GHE) to provide two additional bus stops on St Andrew's Road between Clos St André and Jersey Hospice, close to the junction with Old St Andrew's Road.</p> <p>The current bus stops in this area are almost 1km apart and this route, although important, is classed as low usage with the average stopping time being 10 seconds so there should not be any nuisance caused to adjacent properties.</p> <p>The Committee agreed to the provision of the additional bus stops on either side of the road subject to an RSA being carried out to determine the exact optimum location for the bus stops.</p>
<p><u>ANY OTHER BUSINESS</u> 265/19 - ST JOHN'S ROAD STEERING GROUP</p>	<p>The Committee were advised that a steering group had been set up by GHE comprising of their officers, Deputy Gardiner and a representative of the residents, Haute Vallée School and PoSH.</p> <p>The first meeting will take place in December 2019 where the objectives will be established with a view to community engagement in March 2020.</p>
<p>266/19 - ANY OTHER BUSINESS</p>	<p>JB expressed concern that at some Committee meetings the AOB items overtook the agenda items and thought the structure of the meeting could be considered. He suggested that the Committee were involved in compilation of the agenda so that the public would be aware of all items to be discussed in advance of the meeting.</p> <p>JT said that if the Committee evolves into the Conseil this would be something that could be considered and SC said if the Conseil was not supported at Parish Assembly the AOB item could be looked at anyway.</p> <p>PP suggested the matter be put on the agenda for the next meeting.</p>
<p><u>NEXT MEETING</u></p>	<p>The next meeting will take place on Wednesday 4 December 2019 at 9.30am in the First Floor Committee Room, Town Hall.</p>