

PARISH OF ST BRELADE

PARISH ASSEMBLY

Minutes of an Assembly of Principals and Electors of the Parish of St Brelade held at the Parish Hall, St Aubin, St Brelade on Wednesday 1 February 2017 commencing at 19.45 hours.

**President of
Assembly:**

Connétable, Mr Steve Pallett, presided.

**Convening
Notice:**

The Convening Notice was read by the Parish Secretary.

**1. Minutes of
Previous
Assembly:**

The minutes of the previous Assembly of Principals and Electors of the Parish of St Brelade held on 6 December 2016, were adopted, and signed following a proposition by Centenier Michel Bougeard which was seconded by Centenier Michael Jackson.

**2. Election of
Vingtenier**

The Connétable called for nominations to fill the position of Vingtenier for the Vingtaine des Quennevais for a term of three years.

Centenier Bougeard proposed Mr Raoul Sanders Gear to be elected. This nomination was seconded by Centenier Jackson. There were no other nominations.

The Connétable declared Mr Gear duly elected as a Vingtenier for the Vingtaine des Quennevais for a further term of three years. The Connétable congratulated Mr Gear and advised that the date to appear before the Royal Court of Jersey to take the Oath of Office would be confirmed.

**3. Proposed
sale of land
adj. to 58
Quennevais
Park**

The Connétable advised the Assembly that Mr & Mrs O'Brien, the owners of 58 Quennevais Park, had approached the Parish enquiring as to whether they could purchase the piece of land adjacent to their home. The sale had been agreed by the Roads Committee and Procureurs who were bringing the proposal before the Parish Assembly. The sale value was agreed following two valuations, one of £25,000 and another of £15,000. The middle of the two quotes had therefore been agreed as the price to be requested.

The Connétable then asked for any comments or questions.

Mrs Ingrid Bihet of 2 Quennevais Park along with neighbours disagreed with the sale of the land, Mr David Bihet presented the information on behalf of the group.

Mr D Bihet advised that he had lived in his home for 33 years and that the land has always been well maintained and that it was a nice open area with a heavy footfall. He felt that selling it would set a precedent for other areas of land within Quennevais Park. There are 5 or 6 other similar areas which he felt sure other residents would be willing to purchase. He also advised that it would be negative for the flora and fauna and general habitat and felt it would also affect the value of his property. It was not just the view of the birds from his window that would be lost and the area would no doubt take on an urban look once walls had been built. He had counted dozens of car parking spaces which had been built on green areas within the estate and felt the sale would affect what is a public open area. He was unaware of any public notice of the sale and only read about it by chance in the newspaper. An adjacent area of land had been subject to wooden posts being erected to prevent people from parking on the grass and he did not feel that it was a good idea to sell the land as the impact would affect other residents and the land cannot speak for itself.

The Connétable advised that there had been no planning notice in regards to creating extra parking as the land remained in Parish ownership. He felt it highly unlikely that the value of Mr D Bihet's property would be affected by any changes. He further stated that the Roads Committee and Honorary Police had agreed that this area was a difficult area to police which was the reason why bollards were erected on the opposite corner. If the sale was not approved bollards would be installed on this area if parking problems re-occurred. The Connétable did not believe the area was used as amenity space due to its location and confirmed it was maintained by the parish. Parish Assemblies are held to ensure the parishioner's views are heard and not everything gets passed at an Assembly. The sale of the land would offer Mr & Mrs O'Brien the opportunity to make an application to provide extra parking. He confirmed that they were not purchasing the whole strip of land but that a section towards the roadside would be retained by the Parish to ensure the necessary visibility at the junction. The Assembly had been advertised through the gazette and parish website as are all Assemblies. The Connétable also stated that the land had not been offered to other nearby residents as it made sense to the Roads Committee to sell to the property adjacent to the land.

Mrs Georgia O'Brien (the proposed purchaser) wished to reassure her neighbours and confirmed that what they wished to do was to allow their family home to have its own parking, as it is very difficult to park in the area particularly of an evening. They wished to improve the life of their children as parking across the busy main road was not acceptable when trying to ferry two children and shopping home. The couple advised that they had not tidied their front garden in recent times due to wanting to purchase the additional land. Their back garden has been maintained and the front garden was cleared of trees for greater visibility. The plan is to keep it very simple by building a very low wall, including parking for 2 cars close to the current car park and to keep as much greenery as possible. They also hoped to keep many of the trees for their own privacy. They do not wish to offend neighbours nor do something negative and additionally this would also free up two parking permits for the resident's car parks.

Mrs Bihet agreed that the new parking permits have made a difference as many spaces are freed up in the daytime, although they are still busy in the evening. She advised that the area being discussed was a migrating point for sparrows, a dog walking area and that the view from their property would be ruined.

Centenier Bougeard suggested that if the Assembly approved the sale a covenant could be agreed to restrict the parking spaces to the rear and maintain a garden area to the front. The Connétable confirmed that this could be part of the agreement.

Mr Pierre Bihet had counted 8 lanes of traffic in the area with many children walking from school and other pedestrians.

Centenier Jackson felt that the green area forms an aesthetic part of the entrance to Quennevais Park and though he understands the purchasers wish he wondered if there was any potential compromise in terms of the size of the area. The Connétable advised that the item being tabled was clear on the agenda for a specific piece of land.

Mr Arthur Morley feared the purchasers would not own right to the estate road so would have to drive over a parish pavement which the parish could restrict access over. The Connétable agreed and added that Mr & Mrs O'Brien would have to make a Planning Application on which the Roads Committee would be required to comment on. He also added that every other property in the estate with front of house parking drove over parish land.

Deputy Graham Truscott felt that the neighbouring properties should have had notification of the proposed sale. Although he sympathised with the O'Brien's, he felt it would be a shame to lose the greenery in an area where it is at a premium. He felt that more thought could go into any agreement which might be revisited at a later date.

Mrs O'Brien then made a comment about the green area, as she also loves to have wildlife in the area. However when they moved in to the property and their front garden was overgrown, the neighbours were delighted when the trees were taken down. She therefore questioned how it could now be an issue. She further stated that they are overlooked on all sides by neighbours and therefore is not wanting to remove all of the current trees as they provide privacy. She further stated that the grass area is not the best option for putting children out to play as it is used as a dog toilet.

Mrs Bihet replied that the trees taken down were 10ft leilandi and were not the trees that are on the land being discussed. She also mentioned that children wouldn't generally play on this area due to the dangerous road, the area is aesthetically pleasing and would no doubt become more urban and not in keeping with the symmetrical vision of the estate as it is if it was sold.

Mrs Terri Bond asked if there could be a compromise to put a covenant in place to ensure the trees are not cut down. The Connétable felt that it was difficult to enforce but could be looked into. Centenier Bougeard advised that a preservation order could be applied, however Mr O'Brien advised that one tree was affecting their property with its roots and therefore may need to be removed in the near future, but the plan was to keep all the others.

Mr Richard Haycock stated that mature trees whether covenanted or not could become dangerous and cause further problems.

Mr Frank Doublet a nearby resident who doesn't ever want to move, showed a picture of the view of the land from his house. He advised that when he first moved in to the estate there were 8 parking spaces in the small car park, there are now 12 and he wondered how many more would appear before too long. Mr Doublet had begged for bollards to be put on the adjacent piece of land to prevent parking and was so delighted when they were finally installed.

Centenier Bougeard advised that if a tree which is under covenant dies, it must get replaced and the Parish would be the ones to enforce that.

Mrs O'Brien felt that everyone objecting were lucky enough to have 3 parking spaces, 2 in front of their homes and a garage, where they only have residents parking permits to provide them with a possibility of parking. The Connétable advised that there were now too many cars in the estate. It was built in a time when there weren't many cars on the road but the Roads Committee would like to be able to provide additional space for properties wherever possible.

Mrs Doublet commented that everyone has a garage but most don't use them for their cars and instead used them for storage. The Connétable felt that most modern cars could not fit in the garages due to size of the garages and the size of the modern car. Parking has clearly been an issue for some time but nevertheless the houses on the front do not have the option to make their own parking due to the nature of the main road and the difference in levels to the front of the properties.

Mr Edward Cuthbert advised that he had lived in Quennevais Park from 1969-71 during which time he had a mini and even then could only just get it in the garage. Modern cars will not fit and now there were parking problems with too many cars and not enough spaces. Mrs Bond suggested demolishing the garages and making the area into parking.

There were no other comments.

Mr O'Brien proposed the item which was seconded by Mr Cuthbert.

In a vote by a show of hands 7 persons were in favour, with 14 persons voting against and 8 abstentions.

Centenier Amanda Wright suggested that the item goes back to the Roads Committee and that the neighbours are then invited to discuss the options to which the Connétable stated that this was the end of the matter.

4. Changes to Parking charges in St Aubin

The Connétable advised that during the refurbishment of St Aubin in 2014, residents and business proprietors had asked for changes to simplify parking in the area. Mr Rob Cabot of the Department for Infrastructure (DfI) was in attendance and had been supportive on progressing the new scheme to date. The scheme was devised in partnership with the Parish and the plans had been on view for several days.

The Connétable state that complaints had been received from many parties during the St Aubin consultation surrounding the various different types of parking - 1, 2, 3 hours disc, paycard, all of which had problems. The 12 in 24 hours for example are filled often by commuters which reduce the opportunity for visitors to park in the area. Some have suggested that a Park and Ride scheme would be a good idea, which it is, but not in St Aubin's Village for the visitors, residents and businesses when parking is at a premium. Visitors from off the Island find it even harder to understand the different parking arrangements. The new scheme includes leaving the 3 unloading bays, keeping free disc parking in front of the Parish Hall for drop in customers but all other car parks to be changed from free to paid parking. 1 unit would last 2 hours being 38p p/hr, £3.04 for the day, which is cheaper than the charges in St Helier. Comments had been received from the hospitality proprietors in regard to the lack of turnover of parking during the day. The paid parking scheme would finish at 5.00pm which means no charges for evening diners. Residents and Business permit parking would be provided and any extra revenue received would assist with policing of the area. Revenue could also help funding to any changes made on the Boulevard when ceded to the Parish. The whole concept therefore was to rationalise an often misunderstood parking regime throughout St Aubin and nearby areas. Free parking as is currently in place in multiple areas of St Aubin's simply exacerbated the parking issues or at the very least increases issues seen with the shortage of parking. The Roads Committee were unanimously supportive, although it is accepted that the proposals are not going to be universally popular but hoped that people see the reasoning behind it.

The Connétable then asked for any comments or questions.

Centenier Jackson stated that the proposed changes were highly contentious and were merely a reaction to a vociferous minority. Without taking into account changes on the Boulevard, he questioned whether the effect had been considered as there had been no consultation. He stated that his business is a drop in and putting up a paycard would be a deterrent to customers. He felt that the disc parking should remain on the Boulevard except maybe changed to 2 hours instead of 3. At certain times there is a need for more space and parking arrangements are confusing to visitors however the primary consideration should be to those living and working in the area. He urged the Committee to speak to those living and working in the area to find out if what is proposed is acceptable. The Connétable refuted that it was the minority saying that there are a large

number of people who are unhappy with parking regulations in the village. Mr Jackson is one of many businesses but others have said they are unhappy as customers often complain due to lack of parking for customers. Reducing the length of stays will assist this and the new scheme will be easier to understand and churn the spaces more regularly. Issuing visitors with unnecessary parking tickets due to the fact that they haven't understood the parking regulations is not good for an island that should be encouraging tourism. The Connétable agreed with having consultations but at the right time and if necessary. The Roads Committee would not bring something to a Parish Assembly which had not been well thought out as it had been felt by the Committee that the opportunity for discussion was at a Parish Assembly.

Mr Morley noticed that Quai Bisson had not been included but was advised this was because there were no parking facilities there at present. Mr Morley also commented that above the landslide car park was to be changed to residents parking however many years ago a fire engine could not access the road due to parked cars. He was advised by Mr Cuthbert that this had been rectified and remodelled several years ago.

Centenier Bougeard felt that the hospitality complaints about lack of turnover were caused from his experience by their own staff insisting on parking close to work and changing their disc every few hours, he would like to see restrictions similar to St Helier where the vehicle has to leave the area for 24 hours and not just move up the road. He had been dismayed by the reluctance on the part of DfI to provide decent signage in the unloading bays. The Connétable commented that the proposed business parking on La Neuve Route would not solve all the issues but should help to alleviate some of them. From speaking with the Connétable of St Martin, Gorey has similar issues with restaurateurs misusing parking which is why we have a Parking Control Officer to control this. Mr Cabot advised that his colleague is looking into signage for the unloading bays. It was felt that all unloading bays should be 24 hours and for a maximum of 20 minutes. All disc areas should also be for a limited period meaning that once a time has been stayed the vehicle had to leave for 24 hours. Centenier Jackson felt that a 20 minute disc system was fairer as shoppers could then pop in.

Mr Haycock asked what amount of disc parking is likely to be lost to paid parking. This calculation had not been done although the Connétable commented he believed the number to be in the region of 50. The Connétable reminded Mr Haycock that there would still be disc parking available at the front of the Parish Hall and felt that 38p or 39p per hour was not a lot to pay. Mr Haycock believed that if people can't park for free they will shop elsewhere. The Connétable did not think that the cost was exceptional as it is still a small amount to pay to park compared to the UK and other countries where free parking is rare.

Reverend Mark Bond reminded that as disc parking was to be kept outside the Parish Hall, it would still not cost anything to pop to the shop.

Mr Cuthbert advised that the cost for 20 minutes popping to the shop in a paycard area would be 78p as you would still have to pay for the use of one paycard for however long you choose to stay.

Centenier Bougeard commented that people are lazy as despite Waitrose having a large on site car park and a car park opposite people still park in the bus stop.

Mr Max de la Haye was concerned that the car park, behind the Parish Hall, which is currently disc parking and belongs to the States (but which the Parish lease) will change. He stated other parishes have free car parking but felt people wouldn't be able to visit the Parish Hall. The Connétable replied that St Aubin was very similar to St Helier, as people come to eat and shop and the aim is to encourage a greater turnover of cars to enable people to come and use the businesses. As the Parking Control Officer is not around 24/7 a paycard system makes people more aware of how long a time they are spending in the car park.

Mr Norman suggested that the meeting was adjourned and that a public meeting called. The Connétable was prepared to try this but was concerned it would be a free for all and difficult to gauge parishioner's views.

Mr Chris Jones proposed to vote on the Roads Committees plan and if the majority were not in favour then another proposal can be looked at by the Committee. The Connétable suggested this could then be viewed at a Parish consultation.

Mr Morley suggested that the Roads Committee have an open afternoon/evening to discuss views.

Mr Jackson felt that any consultation should be wider than just a Parish Assembly like the one being held tonight possibly to include not just those that lived and visited St Aubin.

The Connétable felt that it should only be a Parish consultation and not a wider public consultation, as the latter would open the floor up to wider areas, the reality is that the changes affect those that have to live and work in the village and these should be considered over those visiting St Aubin occasionally.

Mr Jackson proposed that the item was referred back for consultation, this was seconded by Mr John Gready.

In a vote by a show of hands 16 persons were in favour of the proposition with 1 persons voting against.

In thanking the remaining 24 persons for their attendance the Connétable declared the meeting closed at 21.05 hours.

Signed: _____
Steve Pallett
Connétable

Dated: _____