

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY R.G. LE HÉRISSEIER OF ST. SAVIOUR
ANSWER TO BE TABLED ON TUESDAY 6th MARCH 2012**

Question

What steps, if any, is the Minister taking to improve the provision of parking at La Rue des Pres Trading Estate, with particular reference to the use of the public car park?

Answer

The Minister refers the Deputy to the answers to his questions 4156 tabled in January 2009 and 5235 tabled in March 2010, when it was explained that this is not a public car park under the Road Traffic (Public Parking Places) (Jersey) Order 1985 and that Jersey Property Holdings (JPH) did not have powers to police car parks. The questions and responses are attached for ease of reference.

The car park is a private car park in public ownership that is managed by JPH with no limits to its use. To limit use would require some mechanism, such as a barrier entry system or permit, which regulates usage. A charge would then need to be levied to offset cost of operation.

In the Minister's view, there is an expectation that the car park is to be made available to the public with some regulation as to its use by commercial enterprises.

Various options have previously been put forward by JPH, including converting the car park to a public car park under the 1985 Order, to be administered and policed by either Transport and Technical Services or the Parish. To date neither authority has indicated a willingness to take over this responsibility.

Obviously each landowner or operator has the responsibility in conjunction with the Planning Department to ensure sufficient staff and customer parking for the operation of their business.

There is a restrictive covenant in each deed of ownership that requires each owner to provide on site car parking. The deeds also prohibit retailing to be undertaken on the site, however, when originally developed the then Island Development Committee gave consent for retailing to take place, with what clearly now appears to be insufficient on site parking provision.

The Minister believes that this long-standing issue needs to be addressed and the Assistant Minister would welcome entering into discussions with the Parish officials and the TTS Minister and his officers to determine a means to transfer the site to an authority that has appropriate policing powers in order that it can indeed be converted to a public car park and policed in accordance with the Law.

Previous Questions and Responses:

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES BY DEPUTY R.G.
LE HÉRISSEUR OF ST. SAVIOUR**

ANSWER TO BE TABLED ON TUESDAY 20th JANUARY 2009

Question

What issues, if any, arise in managing public car parking on the Rue des Pres Trading Estate and how are these issues being resolved?

Answer

Background

The land which currently forms the 42 space car park was originally acquired as part of the Rue des Pres Trading Estate Development and was retained by the Public (former Planning Committee) together with the Estate roads and verges. The original concept was for the car park to provide free parking to all users at Rue des Pres and it was historically policed by the Planning Enforcement Officers.

Current Situation

The current parking arrangements are not satisfactory for two reasons

- 1) Areas adjacent to each industrial unit originally intended for parking have been developed as building extensions.
- 2) The public car park is usually full with staff cars and or cars awaiting repair by a local business.

Visitors are therefore parking illegally outside units and causing obstructions

Thus the key issue may be summarised as a shortage of parking spaces for staff, business use and visitors leading to illegal parking and traffic congestion

To address this situation Property Holdings is considering the following options. However, each has a significant cost implication for which funding is not presently available.

- 1) Employ the services of a wheel clamping company to police the car park and effectively make it for short stay parking only;
- 2) Erect a parking barrier and employ the services of a managing agent to let the spaces;
- 3) Designate the car park under the Road Traffic (Public Parking Places) (Jersey) Order 1985, which would enable it to be policed by T&TS. (This option has been considered in the past, however, T&TS was unwilling to take on the responsibility of an additional car park);
- 4) Transfer the ownership of the car park to the Parish of St Saviour by means of a conveyance passed before the Royal Court. The Parish would then be responsible for policing the car park pursuant to the 1985 Order. (Discussions have previously occurred with the Parish, however, the Planning Committee at the time did not wish to dispose of the car park);
- 5) Dispose of the car park on the open market with a restriction that it be used only for parking.
- 6) Investigate development of the car park site as a multi-storey car-park.
- 7) Retain the car-park land, but lease it as private parking.

The Transport and Technical services department is currently working on plans to reconfigure the current site

landscaping in order to make further parking spaces available adjacent to each unit.

To significantly improve on site parking at Rue des Pres a combination of these initiatives may be necessary including safeguards to ensure that the viability of the trading estate is not compromised.

I have asked the Property Services Department to work with the Parish of St Saviour to establish the best way forward.

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY R.G. LE HÉRISSEIER OF ST. SAVIOUR
ANSWER TO BE TABLED ON TUESDAY 23rd MARCH 2010**

Question

“Following meetings with relevant Parish officials, would the Minister indicate what steps, if any, he proposes to take to improve public parking provision on the Rue des Pres trading estate?”

Answer

Jersey Property Holdings (JPH) has operational control of the land which currently forms the 42 space car park which was originally acquired as part of the Rue des Pres Trading Estate Development and was retained by the Public (former Planning Committee) together with the Estate roads and verges. The roads and verges were subsequently transferred to the then Public Works Committee on 28 February 1984 and remain under the operational control of Transport and Technical Services (T&TS).

With specific reference to the car park, JPH is aware that the current parking arrangements are unsatisfactory. The policing of public parking places within the Island is outlined by The Road Traffic (Public Parking Places) (Jersey) Order, 1985, as amended and car park officials may be appointed by either a parochial authority or T&TS. JPH has no policing powers to manage car parking.

In order to resolve the parking issues, JPH is considering the following options:

- 1) Designate the car park under the Road Traffic (Public Parking Places) (Jersey) Order 1985, which would enable it to be policed by T&TS. The Department has been advised however, that the Parking Control Officers do not police any car parks in the eastern parishes and therefore it would not be cost effective for T&TS to take over responsibility for the car park.
- 2) Transfer the ownership of the car park to the Parish of St Saviour by means of a conveyance passed before the Royal Court in order that the Parish would then be responsible for policing the car park pursuant to the 1985 Order. (The Public could not legally retain ownership of the car park whilst transferring policing functions to the Parish).
- 3) Employ the services of a managing agent to let the spaces. Preliminary discussions have been held between JPH and a private company in this regard.
- 4) Dispose of the car park on the open market. Planning and Environment has advised that the car park must be kept as such, unless or until the Minister for Planning and Environment gives consent for it to be used for another purpose.