

**PARISH OF ST BRELADE**

**PARISH ASSEMBLY**

Minutes of an Assembly of Principals and Electors of the Parish of St Brelade held in the Main Hall at the Parish Hall, St Aubin, St Brelade on Tuesday 30 November 2021 commencing at 19:20 hours.

**President of Assembly:**

Connétable, Mr Michael Jackson, 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 Tuesday 13 July 2021 were adopted and signed following a proposition by Mr Peter Norman, which was seconded by Mr Frank Walker. The Connétable asked for a show of hands with all those in favour, the Minutes were approved unanimously.

**2. Under Article 32 of the Rates (Jersey) Law 2005, as amended to elect two persons to act as a member of the Rates Assessment Committee for a term of three years commencing December 2021 :**

The Connétable addressed the meeting and asked if there were any candidates willing to stand as Rates Accessors. Mr Geoffrey Winchester took to the floor to propose Mrs Christine Vibert. Mr Winchester went on to say that Mrs Vibert had already served three previous three-year terms and was willing to stand again. The Connétable thanked Mr Winchester and asked if proposition was seconded. Mr Roger Bignall addressed the meeting and seconded the proposition.

The Connétable asked the meeting if there were any more candidates for the second position and Mr Roger Bignall advised the meeting that he had no hesitation in proposing Mrs Mary Jordan for a further three-year term having already completed four terms in office. Mr Geoffrey Winchester then took to the floor stating that having worked with Mrs Jordan previously as a Rate Accessor he had no hesitation in seconding the proposal. He further said that Mrs Jordan's help had been invaluable during her previous terms.

The Connétable asked the Meeting if there were any other nominations . There being none, the Connétable declared both Mrs Vibert and Mrs Jordan as duly elected. He went on to thank them both for the service that they had both already given to the Parish. The duly-elected Rates Assessors were warned to attend at the Royal Court on

	Friday 3 December 2021 at 10.00 a.m. to take the oath as Experts .
<p><b><u>3. To consider, and it thought appropriate, approve the purchase of a van for the parking Control Officer at a cost of up to £25,000 from the Motor Vehicles Reserve Fund:</u></b></p>	<p>The Connétable addressed the Meeting to advise that it was time to replace the vehicle currently used by the Parking Control Officer (PCO) as at present more oil is being used than petrol. The vehicle has been for repair quite a few times this year alone and the costs of those repairs are getting costly. As the Parish had previously indicated that they would look to replace any Parish vehicles with an eco-friendly carbon neutral vehicle certain models of EV vans had been looked at. The Connétable further advised that the vehicles being looked at were up to £25,000 in value. The Connétable then opened the floor for questions. Mr Alan Breckon took to the floor to say that he did not support the purchase as an electric bike or scooter would suffice as after all it was only round the Village. The cost is quite high. It is not necessary to have a van. What other costs would there be?</p> <p>The Connétable thanked Mr Breckon for his comments and advised that the route the PCO takes is around the Parish, Les Quennevais, Clos des Sables, La Moye, the bay and La Pulente and that cones, barriers and signage are required.</p> <p>Ms Moz Scott addressed the Meeting and said that the cost of £25,000 for an EV van was not that expensive and at this time was the right thing to consider.</p> <p>Deputy Montfort Tadier then addressed the Meeting stating that an eco-friendly vehicle is the way forward and the Parish needed to be seen embracing the Climate Change that is happening. This was a recommended action of the Parish Climate group.</p> <p>The Connétable asked if the Parish Financial Controller could give more insight into this proposal and Mr Adam Hodgkins advised the Meeting that the running costs of the EV van would be 2/5<sup>th</sup> that of a petrol car. A second-hand van would cost £12,000 but what future repairs would that need. Maintenance on an EV van would be approximately £650 over 4/5 years.</p> <p>A question was raised about “value for money” in the work that the PCO carries out and Mr Hodgkins advised the</p>

	<p>Meeting that the fines the PCO was bringing in more than covered costs. The fines contribute to the upkeep of roads.</p> <p>Mr Geoffrey Winchester addressed the meeting saying that with depreciation over a 5 year period it would be cheaper to lease a vehicle, if the vehicle was designated to the PCO and they only work 4 hours a day it was not worth it.</p> <p>Mrs Fiona Walker suggested that the car could be used by others within the Parish but with the PCO using the vehicle first. The Connétable agreed in that the van could be used by the Roads Team, Honorary Police and other Parish officials as needs be. At the start of this year the Parish had to hire a van to keep the numbers of the Road Team separated as a result of Covid distancing .If the need arose again, the van could be utilised for part of the day. It could also assist with cone carrying needs by the Honorary Police.</p> <p>Ms Moz Scott added that as there is a great demand for EV vehicles the depreciation is much less than a petrol car. In the long-term this is going to be a useful purchase.</p> <p>The question of charging the van was asked and it was noted that an ordinary 13 amp socket was good enough. Mr Arthur Morley advised the meeting that it might be worth having a fast charger put in.</p>
	<p>Mr Steve Elliott then made the statement that the timing of this purchase was not right since the Rate has risen by 14%. The Connétable advised that the monies had been included within the Parish Accounts approved in July and that the Rate rise was the first in over three years. The Connétable further said that the money was covered as it was coming from the Motor Vehicle Reserves Fund. Mr Elliott said there was no need for a PCO in the Village as it had worked well years gone by without one. The Connétable advised that parking is never an easy topic but that the PCO is very fair and conscientious in carrying out her work.</p> <p>Mr Breckon added that the item on the agenda did not say the van was to be used by others and that it was for the PCO.</p>

	<p>Ms Scott proposed the item noting that the van could be utilised by other Parish officials and Mr Morley seconded the proposition.</p> <p>The Connétable asked for a vote by a show of hands and the amended proposition 26 in favour and 7 against.</p>
<p><b>4. <u>To consider whether to progress plans for the re-roofing of the Parish Hall to include the incorporation of a one-bedroom housing unit:</u></b></p>	<p>The Connétable advised the Meeting that there were significant costs that have been paid in relation to the current roof and the repairs that have been carried out including, the lead valleys, slates and battens thereunder. There is no insulation at all resulting in high heating costs. It has been decided to take professional advice and in doing so the Parish was advised that the roof void above the two units of accommodation above the hall might be utilised to form a further one-bedroomed unit of accommodation. This would in turn, provide a further income stream for the Parish. The void used to be the old staff accommodation when the Parish Hall was the Terminus Hotel Terminus. It has never been used since the fire in 1937. There is a trap door leading to one part of the void and a staircase the other side of the present accommodation. The Connétable further advised the Meeting that he has spoken to a previous Connétable, Mrs Enid Quenault and was advised that there had been an intention to do this in the past.</p>
	<p>Ms Moz Scott questioned whether the stairs linked. The Connétable advised that there is no link at present but in the old photographs it can be clearly seen along with dormer windows in the roof space. We would like to put back what was previously there. The Parish Hall is due for its repainting next year which is done on a seven-year cycle and whilst the scaffolding is up it was thought that it would be a cost effective to get the roof replaced. Ms Scott said that it looked like there were two points to be made here, one the budget and two the costs involved. The Connétable advised that the figure would possibly involve a borrowing and there would not be sufficient in the Property Reserves to carry out this project. This item on tonight's agenda was to ask the Parishioners for the authority to look into this matter further, by getting plans drafted and to submit a Planning application. He further advised that another option would be to sell the Parish Hall and move it up to Les Quennevais. The Parish does not own land up there so it would mean purchasing land and significant building costs. With more being done</p>

	<p>online, there could be reason to downsize but every single room is utilised within the Parish Hall so that indicates the size of building needed. The Parish Hall is a hub, at times it is used as a tourist office and regularly used as a meeting place for numerous groups.</p> <p>The question was asked how much these initial investigations would cost. Mr Rupert Myers of HLG Associates Limited (who were advising the Parish) said the initial outlay could be in the region of £15,000 to get to the planning application.</p> <p>Deputy Tadier questioned whether those costs would be up to the tender stage. Mr Myers advised that would be the case and that if possible given acceptable thought an application could go into planning in the new year. Deputy asked if a change of use would be needed, and Mr Myers advised not as the work would be restoring accommodation in the void.</p> <p>A question was asked whether this would require two applications being submitted. Mr Myers advised that would be sensible as there is no guarantee the unit goes ahead If costs were too excessive but the roof needed to be done.</p> <p>Mr Piers Sangan advised that an ecology study would need to be conducted as there are three known bat roosts in the area. That would impact on any works starting. Mr Nick Socrates also stated that Planning applications are back logged by six months so that would be another factor in any starting date.</p> <p>Mr Gavin Reid mentioned a comment about noise that has been noted about living next to a “noisy pub.” The Connétable advised that noise is a factor, at present the windows in the existing units are only single glazed and as a listed building it was not an easy matter to rectify.</p> <p>Mr Arthur Morley said the principle of this item on the agenda was for the Parish to be able to move forwards with the proposal.</p> <p>Mr Frank Walker said that he was in agreement for approval to spend money this evening to the tender stage but needed more financial information of costs.</p>
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	<p>Mr Myers advised that we would be looking at £15,000 to get to the tender stage, drafting the drawing specifications and getting the plans into Planning.</p> <p>The Connétable advised that the costs were covered in the property reserve fund voted in this year within the accounts. Any future costs will be discussed with the Procureurs and will then be presented at a Parish Assembly with financial options.</p> <p>A question was raised about two different tenders. One without the flat and solely for the roof replacement and the other incorporating the unit of accommodation. Mr Sangan advised that the ecology survey timescales would have an impact on the timelines.</p> <p>Mr Michael Videgrain said that the Parish Assembly must know what the costs for both options would be. Further, that the redecoration of the Parish Hall may need to be delayed.</p> <p>Deputy Tadier asked who would occupy the unit. Is it for high net worth individuals or staff members. The latter would surely potentially be at a reduced rate. What would the rental be on the open market.</p> <p>The Connétable reiterated that the unit was being proposed as another income stream towards the upkeep of the Parish Hall. It was a case of adding another unit of accommodation and it being let out on the open market.</p> <p>Mr Alan Breckon thought that the monies could be better spent by giving the monies to Sanctuary Trust and the Connétable suggested that the question was for another Parish Assembly to consider. This question has been posed to the Parish Assembly for preliminary investigations for the possibility of adding an extra unit of accommodation when the redecorating and reroofing were being carried out. Funding was needed to submit a Planning application.</p> <p>Mr Videgrain then proposed that the item should be accepted but should not exceed £20,000. Mr Peter Norman seconded the proposition.</p> <p>The Connétable asked for a show of hands. All were in favour with no votes against.</p>
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<p><b><u>5. In accordance with Article 5 (1) of the Licensing Law (1974) as amended consider the following licensing applications for recommendation to the Licensing Assembly:</u></b></p>	<p>Name: Merchant Vintners Limited  Secretary: Nigel Godfrey  Category: 1<sup>st</sup> &amp; 3<sup>rd</sup> Category (Taverner's &amp; Restaurant ) Licence  Business Address: The Beach Club ( Previously known as Wayside Café)  Le Mont Sohier  St Brelade JE3 8EF</p> <p>Name: Le Braye (Jersey) Limited  Secretary: Jolyon Baker  Category: 3<sup>rd</sup> Category (Restaurant ) Licence  Business Address: La Braye Café  La Grande Route des Mielles  St Brelade JE3 2FN</p> <p>The Connétable invited Mr Nigel Godfrey to present to the Meeting.</p> <p>Mr Godfrey explained that the new venture was situated on the site of the old Wayside Café. The company is applying for provisional 1<sup>st</sup> and 3<sup>rd</sup> category licences for the new establishment. The opening will be next year. The proposition was proposed by Mr John Jordan of Mercury Distribution and seconded by Mr Gavin Reid, Managing Director of Merchant Vintners Limited.</p> <p>Mr Godfrey gave the overview that access to the facility would be past the Conway Tower . There was to be a new bus stop outside on the main road. There would be 15 parking spaces within the facility. By Fire Service recommendations, there would be a seating area of 100 internal seats for diners and a 40 outside seating area. Public Health had agreed the sanitary arrangements would cater for 150 heads. The establishment would be doing its "bit for climate change" using recyclables. The air conditioning unit is state of the art recycling the air within the establishment. They would cater for breakfast, lunch and dinner. The outside "grab and go" would offer hot and cold foods. There were visuals at the front of the hall if any of the Parishioners wished to look.</p> <p>Mr Arthur Morley asked the question about only 15 car parking spaces being available. Mr Godfrey advised that was adequate, there were plenty of public car parks in the bay and that having to walk that extra bit further and walking along the promenade added to the experience. He did not think parking was going to be an issue.</p> <p>There is ample parking for the Oyster Box in the public car parks for instance. Less carparking would mean the buses would be utilised more – all for climate change. Mr Godfrey asked for any questions.</p>
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	<p>Ms Moz Scott, Chairperson of the St Brélade Bay Association advised that she was against the application at first in relation to the parking situation. She had a few points to raise: the beach operation, noise levels, litter and the parking issue which had now been covered. Ms Scott asked was it envisaged that coaches would be utilised to bring parties in? Litter management, how was that to be addressed, what were the plans?</p> <p>Mr Godfrey advised that yes, coaches would be bringing in visitors, it is a good way of getting customers to and from such an establishment. They were to ensure that the beach area by their establishment was checked on a regular basis for litter by staff. As for noise, they would always be good neighbours. Mr Nick Reid said that buses are plentiful to the bay and that parking was not seen to be an issue.</p> <p>Ms Scott further asked about luxury houses, what about noise, litter. Could this be a condition within the licence?</p> <p>Mr Reid questioned whether that was for one single business? Surely everyone needed to be treated the same. Their company would act up to their responsibilities.</p> <p>Ms Scott asked that this point be minuted for the Licensing Assembly to discuss.</p> <p>She went on to say that the beach was cleaned on a regular basis in the highest summer months.</p> <p>The question was raised about the comments made by Environmental Health stating that the figure for occupancy was 150. Mr Godfrey advised that it also stated that would be dependent on the Fire Service's recommendations which stood at 100 internal seats and 40 outside.</p> <p>Mr Michel Bougeard, Chef de Police for the Parish of St Brélade raised the issue of alcohol being served from the "grab and go." He was personally against this. Mr Godfrey advised that the alcohol would be served as stated by the law in sealed vessels. Further, that alcohol can be purchased in the same way from Midbay Stores and Charrien Stores.</p> <p>Mr Alan Breckon asked about the categories, 1<sup>st</sup> and 3<sup>rd</sup> and that the 1<sup>st</sup> category is a "pub licence" and Mr Godfrey confirmed it was.</p> <p>Deputy Tadier asked about being eco-friendly, disposable coffee and teacups and how was this litter going to be reduced. Could refills be the way forward?</p>
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	<p>Mr Godfrey advised they do not use plastics; wooden cutlery is used.</p> <p>Ms Moz Scott asked if signs could be displayed about litter on the beach and in fact for any beachside establishment.</p> <p>Mr Peter Norman asked if at any stage the outside area would be covered by a roof as the numbers do not seem to add up, 80 inside and 64 outside. Mr Godfrey advised this was not the case and that there were no plans for enclosing the outside area.</p> <p>Mrs Mandy Cameron asked if there was to be public access through the establishment and Mr Godfrey advised public access was to be maintained.</p> <p>The Connétable asked if there were any other questions and there being no more questions thanked Mr Godfrey for addressing the Meeting.</p> <p>The Connétable then proceeded with the vote. There were 34 in favour, none against so the proposition was approved.</p>
	<p>The Connétable asked Mr Jolyon Baker to address the meeting in relation to the application for La Braye (Jersey) Limited.</p> <p>Mr Baker advised the Meeting that this application was purely to change the licence from his sole name into that of the Company name, which consisted of himself and his wife, Mrs Annie Baker. An administrative change only.</p> <p>The application was proposed by Mr Robert Jones and seconded by Ms Liz Alder.</p> <p>The Connétable asked if there were any questions for Mr Baker. There being none, the vote was held. There were 27 votes in favour and none against, so the proposition was approved.</p> <p>The Connétable thanked Mr Baker and advised all those that had asked any questions in relation to the licensing applications could also attend the licensing assembly to voice their opinions.</p>

	<p>There being no further business, the Connétable thanked all for attending the Parish Assembly and then declared the meeting closed at 20.32 hours.</p> <p>Signed: _____ Dated: _____</p> <p><b>M K Jackson</b> <b>Connétable</b></p>
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