

Appendix 2

Meeting: Executive
Date: 15 March 2011
Subject: Local Development Framework (South): Dunstable Town Centre Strategy and Masterplan

Recommendations of the Sustainable Communities Overview and Scrutiny Committee:

1. At its meeting on 14 December 2010 the Sustainable Communities Overview and Scrutiny Committee received a presentation and the outcomes of the consultation on the Dunstable Town Centre Strategy and Masterplan prior to its endorsement by the Executive.
2. At their meeting the Committee received representations on behalf of members of the Dorchester Close Residents Action Group, residents of Dorchester Close, the Dunstable Baptist Church and residents of Kingscroft Avenue. Key issues raised in these representations related to;
 - 2.1 The uncertainty and stress of the current situation and the process for serving compulsory purchase orders and for seeking compensatory costs.
 - 2.2 The level of communication between residents of Dorchester Close and the council.
 - 2.3 Whether alternative locations had been considered for the proposed site of the multi-storey car park.
 - 2.4 The quantity and accessibility of car parking for visitors to Dunstable Baptist Church.
 - 2.5 Potential blight to properties and increased anti-social behaviour and traffic in the area.
3. In light of the issues raised by the representations at the meeting the Committee discussed the following issues in detail:-
 - 3.1 Compulsory purchase orders were a last resort and they were only considered if it was in the public's interest. The Council would seek negotiation before considering serving a compulsory purchase order.
 - 3.2 The importance of fully integrating the four quadrants of the town centre within the town centre strategy and masterplan.
 - 3.3 The importance of ensuring that proposals in the masterplan relating to traffic and freight movement in Dunstable were fully integrated with the Local Transport Plan 3 and the Local Area Transport Plan for Dunstable.
 - 3.4 Officers were requested to ensure that the masterplan reflected the turnaround in retail in Dunstable town centre and some elaboration on the

principles of shared space.

RECOMMENDED

that the Executive be informed it is the view of the Sustainable Communities Overview and Scrutiny Committee that the Dunstable Town Centre Strategy and Masterplan should be endorsed.