

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Executive Director of Housing, Environmental and Economic Development (Housing and Regeneration Services)

Housing, Environment and Economic Development Committee: 9 January 2008

Subject: Dumbarton Town Centre Masterplan Update

1. Purpose

- 1.1** The purpose of this report is to advise on progress relating to the preparation of the Dumbarton Town Centre Masterplan.
- 1.2** It is recommended that the draft masterplan undergoes public consultation prior to the Committee considering its adoption as supplementary planning guidance, as a plan for the regeneration of the town centre.

2. Background

- 2.1** Paragraphs 3.1 and 3.2 of a previous report to Housing, Environment and Economic Development Committee of 5 September 2007, advised of consultant Broadway Malyan's progress with the preparation of the Dumbarton Town Centre Masterplan.
- 2.2** Since then presentations have been made to relevant Council Officers and Elected Members Councillors and the consultant has submitted a number of outline designs for consideration and discussion.

3. Main Issues

- 3.1** A draft masterplan document has now been submitted for consideration with accompanying plans and delivery strategy. Copies of this document were circulated to the Committee, prior to this meeting and copies have also been deposited in Members' rooms.
- 3.2** In summary, the masterplan proposes the following;
 - A large retail unit to the north of the Artizan Centre with decked parking, to anchor the town centre;
 - A new vehicular access from the A814 to service the unit;
 - A new public space, including parking spaces, between the retail unit and the Artizan Centre;
 - New retail development on the corner of High Street and Risk Street, with decked parking;

- The creation of a new street between the former Co-op building and 20 High Street; and
- New retail development with residential use above between High Street and St Mary's Way.

3.3 The masterplan also recommends proposals for areas adjoining the masterplan area. These relate to new commercial and café/bar developments along the quayside to the rear of High Street and civic, community and Council related uses on the Old Academy Building redevelopment site.

3.4 The plan covers an area which contains different land ownerships and a number of Council facilities and the masterplan makes recommendations for how these matters are addressed. The number of responses to the first consultation in June of last year, and the turn out to the public exhibition and workshops, were disappointing despite a large number of invitations being sent out. It is proposed that the second stage of public consultation would be widely publicised and would take place in February, in order to report back to the next HE&ED Committee in March.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 Costings will be provided for both public and private sector input for the developments proposed. Further consideration will require to be given to these prior to the Council embarking on the implementation of projects.

6. Risk Analysis

6.1 Failure to progress with the masterplan to the next stage could contribute to the further decline of the town centre.

7. Conclusions

7.1 The draft masterplan sets out a series of actions for revitalising the core town centre area of Dumbarton. Its delivery will require partnership working between the Council, the private sector (in particular Jermon), landowners and other stakeholders.

8. Recommendation

8.1 The Committee is invited to note the contents of the draft masterplan and agree to a second stage of public consultation.

Irving Hodgson

**Acting Executive Director of Housing, Environmental
and Economic Development (Housing & Regeneration Services)**

Date: 17 December 2007

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Appendices: None

Background Papers: Dumbarton Town Centre Masterplan, Draft

Report to Housing, Environment and Economic
Development Committee, 5 September 2007 entitled
Dumbarton Town Centre Projects 2007-2008

Wards Affected: 3