

4th January 2017

To, Planning Services
Nottm. City Council
Loxley House, Station Street
NG2 3NG

16/02648/PFUL3 , Green Lane, Clifton

Objections On Proposal 16/02648/PFUL3:

- Proposal is not-at-all optimum land-use there, residential, 2 / 2½ storey, perhaps with one A1 (discount foodstore) unit might instead have been [- and so in this you are unnecessarily pressurizing greenfield, land with sensitivities, at Clifton, for example your proposal 16/02656/ next to Clifton Wood];
- proposal also pre-empts local-plan part 2 Examination.
- Proposal would weaken the present Clifton centre shopping area, in terms of its compactness, and that most of 16/02648/PFUL3 isn't actually needed, considering: a number of similar, existing Clifton businesses, space for and opportunities directly opposite to the Clifton centre shopping parade; or if including into-the-equation the ,on a main bus route, Riverside Retail-Pk;
- proposal is disjointed from the present ,& proposed, district centre (& existing dwellings would become wedged in-between it, and a supermarket).
- No detail within proposal/application re why none of the existing main building(s) there could not be retained, this also matters in terms of a number of demolition-waste-impacts, e.g. where that waste would end-up, routeing thereof.
- Un-inspiring unit design;
(& indicated 3 storey [token] residential at that topographical position isn't ideal).
- Councillors and planners /'officers' are not beyond criticism, because as *if two* drive-thru 'restaurants' were needed at former Man of Trent [- a discount foodstore that was rejected might instead have been acceptable there if it had been reasonably well designed]; 'Centre Co-ordinator definition, 'officer' who'll keep themselves busy regardless of what they might damage in a (wider) local area; somewhat biased e.g. Clifton South [- though they usually live outside of their ward -] Ward Councillors at 'area'-committee [- an undemocratic meeting where Clifton residents are not even able to speak to that meeting on local matters -] they have put themselves in a position where they won't really be challenging /questioning - or to-the-point voting against - any part of this proposal at planning-committee, and that is not right, another point of objection.

Mr J Potter .

