

**11/1948**

Representation

Representations have been received from a Planning Agent on behalf of a neighbouring resident which was sent to Members/Substitute Members of Planning Committee and officers.

Officer Comment

The representation makes reference to various issues which the Planning Agent considers to be valid grounds for refusal of the application including landscape impact; neighbouring amenity; harm to the setting of Hertsfield Barn; alleged ground water flooding; whether the applicant has gained an unfair advantage; waste disposal operations, mineral safeguarding; and waste hierarchy principles.

Officers do not agree with these grounds of refusal put forward and strongly advise that should Members refuse the application they restrict their reasons to those previously advanced by Committee relating to the harm to the setting of Hertsfield Barn and harm to amenity from overlooking/loss of privacy, with the grounds refined as outlined in the report back to Members.

Marden Neighbourhood Plan

The Marden Neighbourhood Plan was successful at referendum on 27<sup>th</sup> February and has therefore become part the Development Plan. The relevant policies within the Plan have been considered in the assessment of the application.