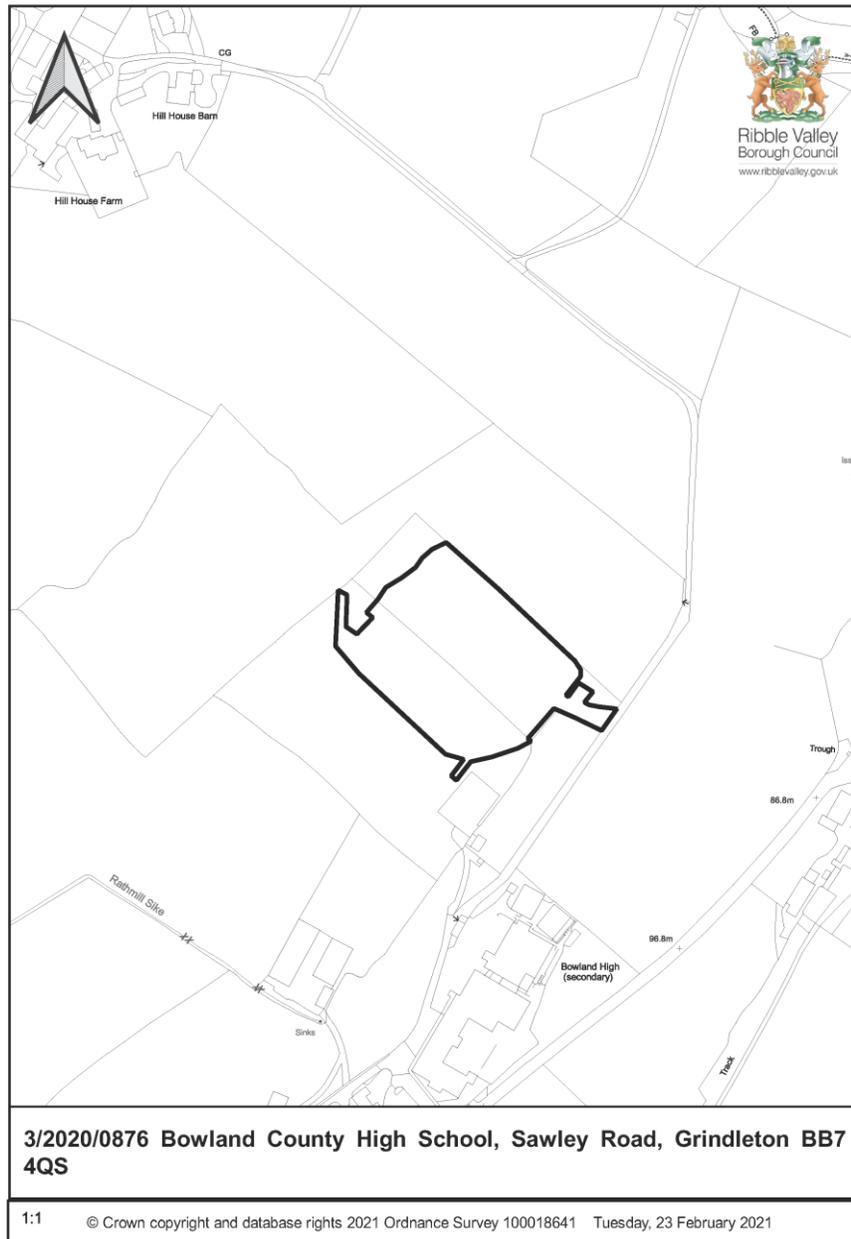


APPLICATION REF: 3/2020/0876

GRID REF: SD 376928 446391

DEVELOPMENT DESCRIPTION:

CREATION OF 3G ARTIFICIAL TURF PITCH INCLUDING 3.0M HIGH PERIMETER FENCE, FORMATION OF LANDSCAPED MOUNDS/HEDGE SCREENING, WILDFLOWER PLANTING AREAS, HEDGE RESTORATION SCHEME, MACADAM HARDSTANDING AREA, TIMBER MAINTENANCE STORE, LONG/TRIPLE JUMP PRACTICE FACILITY AND MACADAM ACCESS PATHWAY (RESUBMISSION OF APPLICATION 3/2020/0467) AT BOWLAND COUNTY HIGH SCHOOL, SAWLEY ROAD, GRINDLETON, BB7 4QS



CONSULTATION RESPONSES/REPRESENTATION MADE:

PARISH COUNCIL:

The Parish Council appreciate that the school needs up to date sports facilities and that the present ones are inadequate. They acknowledge the changes that have been made from the previous application and therefore do not have any objections to this application. The PC also share/notes the concerns of some residents who feel that flood lights should not be permitted and that the facilities would not be for greater community use. They feel that the changes made should be appropriate for the village setting and respect the AONB. They have questioned the height of the 3m fencing and wonder could this be substituted, in part by trees.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

With respect to this application we would not raise any objections to the development.

LEAD LOCAL FLOOD AUTHORITY:

No comment.

AONB PARTNERSHIP:

No objection.

SPORT ENGLAND:

Given the limited current sporting use of the playing field, and the sporting benefits of the AGP for school use, it is Sport England's opinion that on balance the AGP meets Sport England Policy Exception E5 and paragraph 97(c) of the NPPF. Therefore, Sport England raises no objection to this proposal.

ADDITIONAL REPRESENTATIONS:

Fifteen letters of objection have been received and raise the following concerns:

- Concerns regarding increased flood risk.
- Impact on highway safety.
- Opening hours are very long.
- Noise and pollution.
- Damage to wildlife habitats.
- The school does not own the access track.
- No consultation by school.
- Traffic at school opening and closing times is chaos.
- Number of healthy trees have been removed.
- The development will be an eyesore.
- Facility is not required.

1. **Site Description and Surrounding Area**

- 1.1 Planning consent is sought for the creation of 3G artificial turf pitch including 3m high perimeter fencing, macadam hardstanding area, timber maintenance store, long/triple jump practice facility and macadam access pathway at Bowland County High School, Sawley Road, Grindleton.
- 1.2 Bowland County High School is situated in a rural location 1.2km north east of the village of Grindleton and in the Forest of Bowland AONB. The application site comprises two grass fields. Football pitches and a running track are located on the south western field, and the north eastern field is used for general sporting activities.
- 1.3 The school complex is located to the south east of the proposed development site. The site is bounded on three sides by agricultural land. Vehicular access to the fields is taken from a privately maintained access track which also serves Hill House Farm and a number of other domestic properties that are located further north. The application site currently contains relatively few features of ecological interest although according to the representations received a number of trees and hedgerows have been removed from the site.
- 1.4 There is an existing gravel car park that was constructed temporarily in conjunction with development of the school in 2012. However, this does not have the benefit of planning consent for permanent use.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks permission to create a new Artificial Grass Pitch (AGP) measuring 88m x 56m (including 3m run-offs) to improve sporting and recreational facilities at the school. The proposal is sought not only for the benefit of the school but also for use by partner organisations and sports clubs in the surrounding area. Whilst community use in the evenings and weekends is proposed, this would be limited to daylight hours only and the majority of usage would be by Bowland High School pupils during the school day. The AGP would offer a variety of football pitches and training areas within the same enclosed space by using multiple pitch markings.
- 2.2 This application is a re-submission of an earlier withdrawn application. The applicant has sought to overcome concerns in relation to the previous scheme by removing floodlighting, reducing proposed hours of use and reducing the height of perimeter fencing. The proposals now also incorporate a comprehensive scheme of soft landscaping.
- 2.3 The proposed AGP would be predominantly located within the north-eastern field area. The area remaining in the south-western field would be maintained as a natural turf playing field. The north-eastern field is used for a low standard of sports activities due to site contours and the proposed AGP would result in the school being able to make far better use of the area to serve the school's summer and winter sporting curriculum. At present the outdoor playing fields are unusable between 6 and 12 weeks per year.
- 2.4 Due to the slope of the land and the requirement for a level playing surface the proposals include a cut-and-fill operation which would include a 2.5m cut from the

northern section of the proposed AGP site and subsequent 1.1m fill along the south western area.

- 2.5 The proposed height of the new open steel mesh ball stop fencing and entrance gates around the AGP would be 3m. There would also be a steel mesh pitch perimeter barrier internally within the pitch enclosure to segregate the artificial pitch surface and adjoining hard standing area. A small timber maintenance store is also proposed and a new triple/long jump facility at the south eastern end of the AGP which would have blue runway surface to a sandpit.
- 2.6 The hours of use sought are 0900 to 2100 hours on weekdays and 0900 to 1600 hours at weekends with the expected usage outside of school hours to be primarily local organisations, sport clubs and community groups. No changes are sought to the existing parking arrangements at the school. The commercial use of the AGP would be limited to outside of school hours when the schools parking facilities are predominantly free.

3. **Relevant Planning History**

LCC 3/2010/0495 - Proposed construction of an all-weather multi use playing surface with 3m high weld mesh fencing, consolidation and extension of existing footpath and associated landscaping. Approved with Conditions.

LCC 03/12/1059 - Demolition of part of the school buildings and construction of a 2/3 storey building, external walkway, glazed link roof, remodelled caretaker building, and reconfiguration of parking and external play areas. Approved with Conditions.

3/2020/0467 - Creation of 3G artificial turf pitch including 4.5m high perimeter ballstop fencing, macadam hardstanding area, LED floodlighting system, timber maintenance store, long/triple jump practice facility and macadam access pathway. Withdrawn.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework

National Planning Policy Guidance

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 Policy DMG2 of the Core Strategy is relevant to the determination of this application given the site lies within the Forest of Bowland AONB. Policy DMG2 states that outside the defined settlement areas development must meet one of six considerations including ‘development for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated’ and development for ‘small-scale tourism or recreational developments appropriate to a rural area’. Whilst it is considered that the benefits to the local community are likely to be limited due given there would be no sports lighting, the Artificial Grass Pitch (AGP) will have significant sporting benefits to support the school’s own curriculum and extra-curricular activities.
- 5.1.2 Key Statement DS1 of the Core Strategy states that new retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley. Key Statement DMI2 and Policy DMG3 of the Core Strategy require development to minimise the need to travel and have convenient links to public transport. The application site is located over 2 miles from the nearest Tier 1 Village. There are no public bus services to the school. As such, any users associated with partner organisations and sports clubs would be solely reliant on the private car to access the site and the proposed facility would be inaccessible to those without access to a motor vehicle.
- 5.1.3 It is generally considered that a leisure facility of this nature would be more suitably located in one of the borough’s Principal Settlements which has good access to the strategic road network and public transport links and would be within walking or cycling distance of a significant population of potential users such that it would limit the number of cars journeys and enable the use of more sustainable transport methods. However, in this case it is envisaged that the facility would be used predominantly for school use and would have considerable sporting benefits for the school and its pupils.
- 5.1.4 Policy DMB4 relates to the provision of open space and states that ‘consent may be granted for the loss of existing public open space (including private playing fields) where replacement facilities are provided...’. Paragraph 97 of the NPPF also states:

Paragraph 97. Existing open space, sports and recreational buildings and land, playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

- 5.1.5 Sport England has assessed the potential benefit of the new AGP by taking into account a number of considerations. Sport England states it is clear that the Artificial Grass Pitch (AGP) will have significant sporting benefits to support the school's own curriculum and extra-curricular activities. It is also clear that whilst the area is technically a playing field it has topographical issues that can only be addressed by significant earthworks to ensure a level surface suitable for natural turf pitches.
- 5.1.6 Although a table has been provided showing those clubs in the East Lancashire area who have expressed an interest in using the AGP, Sport England are not convinced the extent of community use envisaged is achievable. Not least many of the sports clubs are located close to existing AGP's in Burnley and Pendle that currently have spare capacity during the peak periods. The lack of sports lighting will decrease the amount of usage by community and sports groups, and the 36 hours per week that AGP's are normally able to offer cannot be achieved. Typically, an AGP without sports lighting is only capable of offering between 10-16 hours per week of community use. This means that the sporting benefits of the AGP are for school use rather than community use.
- 5.1.7 Given the limited current sporting use of the playing field, and the sporting benefits of the AGP for school use, it is Sport England's opinion that on balance the AGP meets paragraph 97(c) of the NPPF.
- 5.1.8 Having regard to the above, whilst the AGP would be situated in a relatively unsustainable location that would necessitate travel by private motor vehicles for potential users, it is considered that the facility would be used predominantly for school use and, nevertheless, would be a significant benefit for the school. Further consideration must be given to the acceptability of the proposed development particularly in terms of its visual and landscape impact, the effect of the residential amenity of occupants of nearby homes, its impact on ecology and highway safety considerations.

5.2 Impact upon Residential Amenity:

- 5.2.1 The proposed development could potentially affect the residential amenity of neighbours through the generation of noise. The nearest residential property is over 200 metres from the application site. It is acknowledged that the field is used for sporting activities at present and that this existing use could generate some noise – as such, the existing situation is the fall-back position against which the proposals should be measured. There are however fundamental differences between the existing and proposed use at the site. The existing use is restricted to activities associated with the school only and, by the applicant's own admission, the field on which the proposed AGP is to be sited is underused.
- 5.2.2 The proposal would result in an increase in the intensity of the use of the site and would extend the hours of use into late afternoons, evenings and weekends during summer months.
- 5.2.3 Although no assessment of noise has been provided, the Council's Environmental Health Officer (EHO) has raised no objections to the proposals. The fencing type will be steel open mesh fencing and has been designed to aid

noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Given the distance between the proposed AGP and the nearest residential properties it is unlikely that the proposals would result in any undue harm to the residential amenities of nearby occupants to warrant refusal of the application. However, the applicant aims to introduce a noise management plan with procedures to minimise any potential noise impact from users of the facility.

5.3 Density/Visual Amenity/External Appearance:

- 5.3.1 The application site is located in the Forest of Bowland AONB. Paragraph 172 of the Framework states that, 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas,...'. Key Statement EN2 of the Core Strategy repeats the requirement to protect, conserve and enhance the landscape and character of the AONB.
- 5.3.2 At present the application site forms part of a sloping area of undeveloped grassland with land gently rising to the north, south and west. To the south of the site is the school complex. The site is relatively open insofar that its boundaries at present are not defined by natural screening features such as trees or hedges. The most prominent views of the site are from the private access track to the east and south-east. There are no views of the site from the public highway. The nearest public footpath is approximately 150 metres to the north-east. Views of the site are therefore localised.
- 5.3.3 The applicant has sought to minimise the visual impact of the development by using open mesh ball-stop fencing finished black in colour to assimilate into the rural context of the area. The perimeter fencing is required in order to contain footballs within the pitch and prevent unauthorised usage/access but has been limited to 3 metres in height. The artificial surface of the pitch would be coloured green and is designed to look like natural turf.
- 5.3.4 As noted above, there would be a requirement to create a level playing surface by carrying out a cut and fill operation. The north and north-western parts of the proposed SGP in particular would be cut into the earth by a maximum of 2.5 metres such that the 3 metre-high perimeter fencing along the north-east and north-west pitch sides would be partially screened by land levels around the pitch perimeter. The fill operation would take place to the south and south-western pitch areas that face towards the school and the existing grass playing pitch and graded landscape bunds planted with wildflower mix would be created to soften the appearance of the proposed AGP.
- 5.3.5 In order to aid assimilation of the proposals into the surrounding landscape the applicant has proposed a scheme of landscaping which includes woodland tree planting to the north-west and east of the proposed playing pitch to be comprised of native tree species, perimeter hedgerow planting interspersed with individual trees and, as noted above, graded landscape bunds planted with wildflower mix. In combination it is considered that the proposed landscaping would aid to soften

the appearance of the development proposals such that they would be largely assimilated into wider landscape.

5.3.6 The AONB Officer has raised no objection to the application commenting that whilst the proposal would have some landscape and visual effects on the AONB it is clear that the applicant has made significant efforts to mitigate these effects with the inclusion of landscaping, native hedgerow establishment/restoration and wildflower areas. Should consent be granted a detailed landscaping scheme would be required to be submitted to and agreed by the local planning authority.

5.3.7 In the event that permission is granted, concerns have been raised relating to the prospect of future planning applications for floodlighting at the site. It is noted that the AONB Partnership objected to the previously withdrawn application partly on the basis of the impact of artificial floodlighting. Nevertheless, any future application would have to be dealt with on its own merits taking into account the particular circumstances of the case.

5.4 Highway Safety:

5.4.1 The County Highways Officer has raised no objections to the proposals. Usage during the school day would be by the school itself and so would not represent any increase in parking demand.

5.4.2 New trips would be generated by the introduction of the proposed AGP outside of school hours. The expected usage of the facility outside of school hours would be primarily by local organisations, local sports clubs and community groups. The school already has a significant amount of parking totalling 74 car parking bays. Outside of the school day during evenings and weekends the school parking areas would be free and there would be capacity to meet demand.

5.4.3 Parking and highway safety are identified as matters of concern by objectors who note that school parking spaces often continue to be used by teaching staff after school hours due to after-school clubs or activities. It is therefore recommended that in order to ensure that additional vehicle movements generated by the proposed development would not occur at peak times at the start and end of the school day, hours of use of the AGP for non-school use should be restricted to the hours of 16.30 to 21.00 during term-time.

5.4.4 Taking into account these time restrictions and lack of floodlighting, commercial or 'community' use of the AGP could only take place during daylight hours which would prevent weekday use from mid-autumn to early-spring. It is noted that there would be one-off occasions when school parking may be used during weekday evenings, on parents evening for example. However, it would be necessary for the school to manage parking at the site accordingly on those particular occasions.

5.5 Ecology and Trees:

5.5.1 The application is supported by an Ecological Appraisal. This confirms that the majority of the site comprises amenity grassland which is considered to be of low ecological value. The appraisal does however assess the potential of buildings

and trees within and adjacent to the site for bats and other protected species. It is considered that the majority of the site provides limited bat foraging habitat although one of the existing buildings along the south-eastern site boundary has moderate roost potential. No works are proposed to the building as part of this planning application.

- 5.5.2 The proposal would include the loss of amenity grassland, vegetation and shrubs. The proposals also include the realignment of a drainage ditch. Whilst the proposals would not impact or protected species or species of conservation concern the application proposes mitigation for the loss of grassland, vegetation and shrubs through the planting of wildflowers around the AGP perimeter and restoration of an existing hedgerow along the south-west boundary of the fields by planting native species specimens.
- 5.5.3 There are no trees within the main boundary of the site that are of notable size/quality to contribute to the visual amenity of the area. The proposed scheme of landscape planting, including the planting of native trees, would aid in softening the appearance of the proposed development with the added benefit of biodiversity enhancement, improving foraging potential and connectivity across the site. Subject to the development being completed in accordance with the recommendations in the Ecology Appraisal and the provision of landscape planting the proposals would accord with the requirements of Policy DME3 of the Core Strategy.

5.6 Other Considerations:

- 5.6.1 The application site is located within flood zone 1. Part of the site is located in areas of medium and high risk of surface water flooding. A ditch is located within the development site and is proposed to be re-routed around the pitch to ensure that the flow of water through the ditch is unaffected by the development. The AGP would include a permeable sub-base to ensure that surface water drainage would be restricted to greenfield run-off rates to ensure that the rate of surface water run-off from the site does not increase when compared with the existing situation. United Utilities and the Lead Local Flood Authority have raised no objections to the proposed drainage design.
- 5.6.2 The proposed AGP would be operated and managed by Bowland High School under existing arrangements in place. The school has approximately 570 students and has a site grounds team of two full-time employees. The opening and closing of the facility will be managed by this site team as the pitch will be located in the secure grounds of the school.
- 5.6.3 Whilst concerns raised by objectors regarding anti-social behaviour at the site are noted the access to the school will be monitored by the site grounds team with the use of the CCTV system the school has in place. Whilst any of the schools facilities are in use, there is always at least one of the site team on site to coordinate the use and to deal with any enquiries/emergencies.

6. Conclusion

- 6.1 Having regard to all of the above, it is considered that the proposal would provide a considerable improvement to school facilities and improve the pitch provision in the local area. The applicant has made significant efforts to mitigate the effects of the proposed development on the AONB and whilst it is acknowledged that the AONB is afforded the highest status of protection and Key Statement EN2 of the Core Strategy seeks to protect, conserve and enhance their natural beauty, the visual and landscape harm arising from the proposed development would be minor and would be adequately mitigated through sensitive landscaping measures. Accordingly, it is recommended that planning permission is granted subject to appropriate planning conditions.

RECOMMENDATION: That permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

SSL2277 01 Site Location Rev 02
SSL2277 02 Proposed Site Plan Rev 01
SSL2277 04 Proposed Elevations Rev 00
SSL2277 07 Existing Site Plan Rev 00
SSL2277 08 Cross Sections Rev 01
SSL2277 09 Cross Sections 2 Rev 01
SSL2277 10 Proposed Landscaping Plan Rev 02
SSL2277 11 Proposed Construction Access Rev 02

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent.

3. The fencing and ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. All fencing and ground surfacing materials shall thereafter be retained in accordance with the approved details at all times.

REASON: To ensure that the materials used are visually appropriate to the locality.

4. Prior to the commencement of the development details of the native tree planting shown on approved plan SSL2277 10 shall have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate the types and numbers of trees and shrubs to be planted, and their distribution on site.

REASON: To maintain and enhance the appearance of the locality

5. All planting, seeding or turfing comprised in the approved details of landscaping, including the native tree planting referred to in condition 04, shall be carried out in accordance with the approved details in the first planting and seeding seasons following the completion of the development.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and in the interest of the appearance of the locality.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall also indicate that the landscaping proposals shall be maintained for a period of not less than 25 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The landscape management of the site shall thereafter be carried out in strict accordance with the approved details.

REASON: In order to ensure that the landscaping hereby approved is adequately and appropriately managed.

7. The development shall be undertaken in strict accordance with the recommendations contained in section 5 of the submitted Ecological Report by Bowland Ecology (dated September 2020).

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

8. No external lighting shall be installed at any part of the development unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of general amenities of the locality and the amenities of nearby residents.

9. During the period of construction no building or engineering operations within the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents.

10. Notwithstanding the submitted details, prior to first use of the development hereby approved a Noise Management Plan shall have been submitted to, and agreed in writing by, the Local Planning Authority. For the avoidance of doubt the submitted document shall provide details of noise monitoring procedure, procedure for addressing any complaints received, and details of mitigation methods (if required). The approved plan shall thereafter be adhered to during the use of the facility hereby approved and any

mitigation measures undertaken prior to the first use of the development hereby approved.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity.

11. The AGP (and associated facilities) hereby permitted shall only be used between 09.00 and 21.00 on Mondays to Fridays, between 09.00 and 16.00 on Saturdays and between 09.00 and 16.00 on Sundays and Bank Holidays.

During school term time, community use of the AGP shall be restricted to between 16.30 and 21.00 on Mondays to Fridays, between 09.00 and 16.00 on Saturdays and between 09.00 and 16.00 on Sundays and Bank Holidays.

REASON: In the interests of the amenity of the area and adjoining and nearby residential properties and to ensure adequate parking is available within the site.

12. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway (Sawley Road) has been submitted to and approved in writing by the Local Planning Authority. The survey must consist of:
 - a) A plan to a scale of 1:1000 showing the location of all defects identified;
 - b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

REASON: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

13. During the period of construction deliveries to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

REASON: In the interest of highway safety and consideration to the school traffic.

14. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. R-FRA-9148M-01-B, Revision B, Dated May 2020). No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

15. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

16. The development hereby approved shall be completed in strict accordance with the details shown on approved plan SSL2277 11 (Rev 2). Upon completion of the approved development the temporary access road and site compound shall be removed and the land shall be reinstated to its original condition.

REASON: In the interests of the amenity of the area

17. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees within influencing distance of the temporary site access shall be protected in accordance with British Standard BS 5837:2012.

REASON: To safeguard the trees to be retained.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0876