

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

Town and Country Planning Act (Control of Advertisements) Regulations

CONSENT TO DISPLAY ADVERTISEMENTS

**APPLICATION NO:** 3/2025/0529

**DECISION DATE:** 6 August 2025

**DATE RECEIVED:** 07/07/2025

**APPLICANT:**

Laura Dover  
Harrison Drury and Co Ltd  
1A Chapel Street  
Winckley Square  
Preston  
PR1 8BU

**AGENT:**

Mr Thomas Schofield  
S and L Planning Consultants  
Rational House  
32 Winckley Square  
Preston  
PR1 3JJ

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**PARTICULARS OF ADVERTISEMENT(S):** Advertisement Consent for one non-illuminated hanging sign and two tray signs.

**AT:** Wade House 2 Church Brow Clitheroe BB7 2AA

Ribble Valley Borough Council hereby give notice in pursuance of the above mentioned Regulations that **consent has been granted** for the display of the advertisements referred to above in accordance with the application and plans submitted to compliance with the Standard Conditions set out on the attached sheet, and to any conditions which may be detailed below:

- 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:

Existing and Proposed Front Elevations: BS.25-038/05  
'Lustalux' Draft 02

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

**Notes**

1. Where the local planning authority grant consent subject to conditions, the applicant may by notice given in writing within one month of receipt of this notice or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Environment, in accordance with regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989. The Secretary of State is not required to entertain such an appeal if it appears to him, having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority than subject to the conditions imposed by them.
2. The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent without the approval of the Secretary of State and if no period is specified the consent shall have effect as consent for five years.
3. It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
4. A person who displays an advertisement in contravention of the regulations will be liable on summary conviction to a fine of £1,000 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.
5. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed.
6. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
7. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the

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enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.