

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	21/08/2026	Manager:	KH	Date:	24/09/26
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Application Ref:		2026/0523		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	5/8/26	Site Notice:	5/8/26	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Advertisement consent to erect an A1 information board in front of the stone wall to the north of the well.
Site Address/Location:	Stocks Well Wesleyan Row Clitheroe Lancashire

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
Growth Lancashire 5/8/26:	No objections subject to further details being submitted with regard to design of the board
CONSULTATIONS:	Additional Representations.
No additional representations.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act 1990 National Planning Policy Framework (NPPF) 2026 Clitheroe Conservation Area Appraisal
Relevant Planning History: 2009/0246: To erect a commemorative plaque on the side of the well – Approved

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to Stocks Well Wesleyan Row, Clitheroe. The proposed site is an area of hardstanding adjacent to the footpath alongside Trinity Methodist Church and Community Hub. The site is set at a lower level than the church. The site lies alongside Stocks Well, a Grade II listed building, adjacent to the playground sited within the Grade I Listed Castle grounds which are Grade II registered Clitheroe Castle Historic parks and garden as well as Clitheroe Conservation Area.

Proposed Development for which consent is sought:

The application seeks advertisement consent to erect an A1 information board in front of the stone wall to the north of the well. The board would measure 0.594m in length with a width of 0.841m with the vertical stand on 0.9m high aluminium posts.

Impact upon Listed Building(s) and Setting:

With reference to making decisions on applications for development in conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The proposed information board is within the immediate setting of the Grade II Listed Stocks Well.

The list entry for Stocks Well states:

“Rectangular walled and flagged pool. See also the pools in Well Terrace and Wellgate.”

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals ‘should respect and safeguard the character, appearance and significance of all Conservation Areas’ and that ‘there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings’.

The board is modest in scale and would be positioned towards the rear of the site in front of the stone wall, although visible, it is not considered that it would appear overly prominent nor would it obstruct views of the well.

It is considered that the proposed information board would assist in enhancing public understanding of Stocks Well by providing an historical interpretation material and images based on research by the Clitheroe Town Team.

The proposed information board would be located within 2m of the Grade II listed Stocks Wells against the retaining wall surrounding Trinity Chapel. While the board is modest in scale and positioned 60mm from the adjacent stone wall, it is not considered it would appear prominent or obstruct views of the well.

The board would not be visible from the Grade I Listed Castle.

It is considered that the information board is acceptable as they would enhance public understanding of Stocks Well by providing information about its history and significance and would not result in harm to the amenity of the area.

Therefore, the impact on the conservation area and nearby listed structures would be minimal.

Impact Upon Amenity:**Residential:**

The nearest neighbouring properties are located to the north east of the site and are in excess of 25m from the proposed information board, with the existing Trinity Methodist Church along the north east edge of the site providing screening of the proposal. As such, the proposal would not result in any adverse impact to residential amenity.

Visual/External Appearance:

When assessing proposals close to listed buildings and within designated conservation areas the LPA will seek a high standard of design which should conserve or enhance features of architectural or historic interest.

The proposed information board will be located on the existing hardstanding adjacent to Stocks Wells, in front of the stone wall at the lower entrance to Trinity Methodist Church. The proposal would be clearly visible from pedestrian viewpoints towards the historic park and gardens, albeit that is its purpose, however, the adjacent stone wall would provide some screening, and views towards or from the well would not be interrupted.

In respect of scale, the board will measure 0.594m in length with a width of 0.841m with the vertical stand on 0.9m high aluminium posts. Given the signage itself is modest in scale, it is not considered it would appear overly dominant or out of character within the street scene.

Therefore, the impact on amenity would be minimal.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection on highway safety grounds.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That advertisement consent be granted subject to the imposition of conditions.