

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	12/08/2026	Manager:	KH	Date:	23/09/26
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Application Ref:	3/2026/0539			 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 west of the well.
Site Address/Location:	Wall to the rear of the bus shelter, Well Terrace, Clitheroe BB7 2DJ

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways 25/08/26 -	No objections
Growth Lancashire 5/8/2026 – 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
Key Statement DME2: Landscape and Townscape Protection

Policy DME4: Protecting Heritage Assets
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)
Clitheroe Conservation Area Appraisal

Relevant Planning History:

No relevant planning history

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to the wall to the rear of the bus shelter, Well Terrace, Clitheroe. The proposed site is located adjacent to a public footpath and comprises a hardstanding area surrounding the Grade II Listed St Mary's Well. The site is enclosed to the rear by a stone wall, with a bench located along the west side of the site. The site lies within the 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 west 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 St Mary's Well.

The list entry for St. Mary's Well states:

"A rectangular walled pool with outer stonework in coursed stone, and inner in uncoursed stone with stone-capping. Flagged floor. A solid stone gangway divides the pool into 2 unequal sections. In the larger portion is a solid square block of stone, worn to centre. Together with the wells in Wellgate and Parsons Lane was the only water supply for the town until 1852."

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 St Mary's Well by providing an historical interpretation material and images based on research by the Clitheroe Town Team.

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 of the site and are over 20m distant from the proposed information board. As such, the proposal would not result in any adverse impact in respect 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 would be located approximately 60cm from the stone wall adjacent to St. Mary's Well on the existing hardstanding.

The proposal will be clearly visible from Well Terrace, albeit that is its purpose, however, the nearby bus shelter and existing trees would provide some screening. In respect of scale, the board would 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.