

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	21/09/26	Manager:	KH	Date:	24/09/26
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Application Ref:	2026/0540			 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 northwest of the well.
Site Address/Location:	Towns Well Wellgate Clitheroe BB7 2DS

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	25/08/26 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:

No relevant planning history

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

The application relates to Towns Wel, Wellgate, Clitheroe. The proposed site is adjacent to Wellgate Road and is surrounded by commercial buildings. The site lies directly adjacent to the Grade II Listed Dog and Partridge Public House, with associated benches located along the north west 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 north 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 Towns Well.

The list entry for Towns Well states:

“A square flagged and walled pool. 3 steps down. Together with the wells in Parsons Lane and Well Terrace 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 side 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 Towns Well by providing an historical interpretation material and images based on research by the Clitheroe Town Team.

The proposed information board would be located against an existing stone wall adjacent the Grade II Listed Dog & Partridge Public House. 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.

It is considered that the information board is acceptable as they would enhance public understanding of Towns 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 on Amenity:

Residential:

The nearest neighbouring properties are located to the south east of the site and are in excess of 25m from the proposed information board. With the boards also being modest in scale, no adverse impact in respect to residential amenity is expected.

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 approximately 60cm from the north western stone wall of Towns Well, on an existing hardstanding area. The proposed signage will be located adjacent to Wellgate and will therefore be readily visible from within the public realm. 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 aluminium posts. Given the signage itself is modest in scale, it is not considered it would appear dominant or out of character within the street scene.

The proposed information board is located within the immediate setting of the Grade II Listed Towns Well, adjacent to the Grade II listed Dog and Partridge Public House. However, the board is modest in scale and will be positioned within an area that contains existing outside furniture. It is therefore not considered likely to appear prominent or obstruct views of the well or the surrounding heritage assets.

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.