



# EDLESBOROUGH PARISH COUNCIL

## Planning Application Consultation

Change of use of existing vehicle service garage to retail convenience store including associated external alterations, plant equipment, parking, and servicing area at 2 Pebblemoor Edlesborough Buckinghamshire LU6 2HZ (currently NMJ Service Centre).

Anyone wishing to comment on the application should view the documents on the Buckinghamshire Council website and submit their comments directly to the planning department.

Website: [publicaccess.aylesburyvaldc.gov.uk/online-applications](https://publicaccess.aylesburyvaldc.gov.uk/online-applications)

**Planning reference number - 23/02966/APP**

Or

Send your comments by post to:

Aylesbury Vale Area Planning Department

Case Officer: Dipanwita Chatterjee

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF



Consultation expiry date - Mon 7<sup>th</sup> November 2023

## Relevant policies in the Neighbourhood Plan

### **Policy EP1: Edlesborough Village Settlement Boundary**

The Neighbourhood Plan designates an Edlesborough Village Settlement Boundary, as shown on the Policies map.

Proposals for infill housing development within the Settlement Boundary will be supported, provided:

- i. They comprise up to 5 houses on a site not exceeding 0.20 hectare;
- ii. buildings are up to two storeys in height, unless special circumstances can be demonstrated to show there will be no adverse impact on the character and appearance of the area; and
- iii. the density of the scheme does not exceed 25 dwellings per hectare.

Development proposals on land outside the defined Settlement Boundary will not be supported other than for rural housing exception schemes, barn conversions, uses that are suited to a countryside location or community right to build schemes, unless it necessary for the purposes of agriculture or forestry. New isolated homes in the countryside will not be supported.

## Policy EP5: Commercial & Retail Developments

The Neighbourhood Plan defines the Village Centre of Edlesborough village, as shown on the Policies Map. Proposals to change the use of an existing retail or other commercial unit within the Centre to a non-retail or commercial use will be resisted unless it can be demonstrated with viability evidence that their location and premises are no longer viable and that the premises have been suitably marketed at a reasonable price for at least 18 months for that and any other suitable commercial uses.

Proposals for new retail or commercial development will only be supported within the Village Centre or within the Northall Settlement Boundary.



## Policy EP10: Community Facilities

The retention and enhancement of local community facilities will be supported. Proposals involving the loss of facilities will not be permitted unless it can be demonstrated through a viability assessment that they are no longer viable and that they have been subjected to an 18-month marketing period. Proposals to change the use of an asset must demonstrate that all reasonable steps have been taken to retain its present use and community value as a viable concern. Any development which results in the loss of a community asset/facility will only be supported/permitted where proposals are submitted along side the development application and provisions made by the developer for a replacement facility to be constructed to an equal or higher value and quality.

## HOW TO COMMENT ON A PLANNING APPLICATION

- Go onto the Buckinghamshire Council website [www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk)
- Select "Planning and Building Control"
- Select "View and comment on a planning application".
- Select "Aylesbury Vale" local area.
- On the "Planning – Simple Search" page enter the planning application number\* in the search box and click "Search".
- When the "Planning – Application Summary" page opens up,
- click on "Comment" to make your comments on-line or
- click on "Documents" to view all the documents associated with the application.

- **The Pebblemoor NMJ application number is 23/02966/APP**
- **The Travellers Rest NMJ application number is 23/02884/APP**

**Any parishioner without internet access wishing to view the application can contact the Edlesborough Parish Clerk for assistance with this via 01525 229358.**