



EDLESBOROUGH PARISH COUNCIL

15 Summerleys, Edlesborough, Bedfordshire, LU6 2HR

4th December 2025

Appeal Ref: 25/00067/REF

Case Ref: 24/02589/VRC Pl.

Ref: APP/J0405/W/25/3374676

Initial Appeals,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Comments Relating To Planning Appeal: 25/00067/REF 2 Pebblemoor Edlesborough Buckinghamshire

Edlesborough Parish Council, representing the expressed view of the vast majority of the local community, wishes to object to the proposal to extend the opening hours of the new convenience store that will replace the existing garage/service centre.

The original proposal for the change of use from a garage to a convenience store was the subject of over 500 objections from local residents, with just a handful in support. The principal reasons for those objections were

- The loss of an extremely valuable and well used garage service facility within the confines of the Village.
- The lack of any perceived need for yet another convenience store in the Village.
- The additional local disturbance that a late opening convenience store would generate outside the designated village commercial centre.

That application was approved by the Local Planning Authority, against the wishes of the local community. However, the Committee recognised that the change of use would inevitably result in additional disturbance impacting the amenity of local residents, particularly in the evening and at weekends. Consequently they restricted the late night opening to 20:00 instead of the requested 22:00.



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A subsequent application to vary the condition limiting the opening hours to 22:00 was refused by the Local Planning Authority, and it is that refusal that is the subject of this appeal.

The site is in a predominantly residential part of the Village, rather than in the Neighbourhood Plan designated village centre. The long established garage/service/MOT business on the site has always generated some day-time disturbance, but that was a 5 day a week, 8am to 5:30pm operation. The convenience store has permission to function as a 7day, 7am to 8pm business, and so nearby residents will inevitably be subjected to a great deal more disturbance than they are used to. Extending the late opening would simply extend that misery by a further 2 hours, without any evening or weekend respite. That is unreasonable.

The appellant may argue that there is no evidence to identify that the extended hours would harm the well-being of neighbouring residents. Clearly, they anticipate those additional 2 hours would be a relatively busy period, otherwise they would not have pursued this appeal. That in itself is sufficient to demonstrate that they expect a considerable amount of coming and going until a late hour.

For the extended hours to be viable, they would need to attract customers from a wide catchment area, not just the immediate locality. That means that most of the late night customers would travel by car rather than on foot, exacerbating the disturbance.

The existing convenience store/post office in the designated village centre has traded successfully for many years with a closing time of 20:00 with few, if any, complaints. There is no demonstrable local need for a later closing time that justifies nearby residents having to suffer extended late evening disturbance.

Yours sincerely

Miss Penny Pataky
Clerk to EDLESBOROUGH PARISH COUNCIL



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Clerk to Edlesborough Parish Council