



Appeal to extend Tesco opening hours to 10pm, seven days a week.

Edlesborough Parish Council (EPC) and parishioners have been informed that the appeal to extend the permitted opening hours for Tesco, Pebblemoor, Edlesborough will start on 11th February 2026 in the Windsor Room, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF commencing at 10.00am.

Buckinghamshire Council are now recommending that the appeal be allowed. Their Statement of Case to the appeal concludes as follows:

"CONCLUSION/ CLOSING REMARKS Therefore, based on the new information provided by the appellant as part of the appeal, the Council is satisfied that the proposed extended opening hours would not cause unacceptable harm to the residential amenities of neighbouring occupiers within this rural setting. Accordingly, the Council cedes the appeal and respectfully requests that the Inspector attach the conditions outlined in Appendix A of this report to any permission granted."

The planning officer's argument is that the new information presented by Tesco/NMJ that: *"The data from the surveys shows that the minimum background noise level between 20:00–22:00 (34 dB LA90) is comparable to early morning levels (07:00–08:00), during which the store is already permitted to operate"*, materially changes the situation.

EPC does not accept this rational as a valid justification since a level of noise late at night is probably more disturbing to nearby residents than a similar level of noise in the early morning.

However, EPC believes the Inspector will have no option other than to allow the appeal due to Buckinghamshire Council backing down on their refusal to allow the application.

It is currently unknown whether the appeal will still take place. EPC will share more information as received.

More information can be viewed at
<https://publicaccess.aylesburyvaldc.gov.uk/online-applications/search.do?action=simple&searchType=Appeal>

Using Planning Appeal Ref: 25/00067/REF - 2 Pebblemoor, Edlesborough,
Buckinghamshire LU6 2HZ