



Planning Appeal – Change of Use

Site: Box, Gloucestershire

Value: Not disclosed

Offer: [Planning Appeal](#)

Overview

Cotswold Chine School, a school for children with special needs in the village of Box wanted to turn three local cottages into residential care homes for its pupils. Two of the cottages were already occupied by students from the school however the council determined that this was a change of use. The application featured on the BBC2 show *Permission Impossible*, with the planning committee's lengthy deliberations being filmed for the series.



Challenges



The planning application for the change of use was supported by the planning officers but refused by the planning committee. The council sought to argue that the loss of three residential units would undermine the social cohesion and sense of community, would not promote a healthy community and that there would be increased levels of noise and disturbance.

Results

Evans Jones acting on behalf of the school argued in submissions to the secretary of state that the objections did not have a sound evidence base and that the council unreasonably withheld consent. The inspector agreed; stated that there was no compelling evidence that the appeal scheme would harm, in planning terms "the health and social cohesion of the village community" and dismissed claims it conflicted with the national planning policy. All refusal reasons were therefore discounted and the appeal allowed.

"The case was prepared very well integrating considerable information into a cogent and cohesive narrative linked to a well thought out and highly effective strategy."

Thomas F Pentzek,
Novalis Trust

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