

**North Somerset Council Planning Department**

Town Hall  
Walliscote Grove Road  
Weston-Super-Mare  
North Somerset  
BS23 1UJ

**Date: 21/12/23**  
**My Ref: 1782/23/02**

SENT VIA PLANNING PORTAL ONLY

Dear Sir/Madam

**Site:** Ruslin Farm, Rusling Lane, Butcombe, North Somerset, BS40 7XQ  
**Description:** Application for Variation of a Condition following Grant of Planning Permission  
**Portal Ref:** PP-12691704

On behalf of my clients Mr Lee & Mrs Sharon Vaughan (the applicants), I hereby wish to submit an application under section 73 of the Town and Country Planning Act 1990 for the 'Variation of conditions' following the granting of planning permission.

The extant and implemented planning permission to which this application relates is 22/P/0080/FUL which was approved on 27<sup>th</sup> May 2022 granting consent for:

*Demolition of existing dwelling (with retention of part of building as bat roost) and erection of 1no. replacement dwelling; Conversion of barn to form home office space and bat roost. Demolition of remaining barns*

For avoidance of doubt the applicants are the owners of Ruslin Farm and are completing the conversion consented under 22/P/0079/FUL to create their new home having completed the purchase earlier this year from the original applicant of the extant consent.

Please note that payment of the statutory application fee of £293.00 along with the £64.00 Planning Portal administration fee has been made via an online card payment.

This application is submitted in the pursuit of varying conditions 02, 08 as detailed below.

Condition 02 of planning approval 22/P/0080/FUL provides a list of the approved plans and documents as follows;

*2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:*

*Drawing no. 2021-B/ALDRIDGE/01: Location plan*

*Drawing no. 2021-B/ALDRIDGE/02/RevA: Proposed site plan*

*Drawing no. 2021-B/ALDRIDGE/03/RevA: Proposed floor plans*

*Drawing no. 2021-B/ALDRIDGE/04/RevA: Proposed elevations*

*Drawing no. 2021-B/ALDRIDGE/05: Proposed floor plan and elevations for annex office and bat roost*

*Drawing no. 2021-B/ALDRIDGE/06: Existing ground floor of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/07: Existing first floor of farmhouse*

*Drawing no. 2021-B/ALDRIDGE/08: Existing north and east elevations of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/09: Existing south and west elevations of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/S01: Survey as existing plan/elevations of existing barn*

*Drawing no. 2021-B/ALDRIDGE/S02: Survey of existing site layout*

*Design and Access Statement (v4) prepared by Wright Consult Ltd*

*Ecological Appraisal and Bat Survey ref: W1125.026, undertaken by Crossman Associates, dated 16 December 2021*

*Energy Strategy prepared by Method Consulting dated 2018 3276*

This application seeks to vary this condition as follows;

*2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:*

*Drawing no. 2021-B/ALDRIDGE/01: Location plan*

*Drawing no. 2021-B/ALDRIDGE/02/RevA: Proposed site plan*

*Drawing no. 2021-B/ALDRIDGE/03/RevA: Proposed floor plans*

*Drawing no. 2021-B/ALDRIDGE/04/RevA: Proposed elevations*

*Drawing no. 2023/B/VAUGHAN/08: Proposed barn conversion & alterations*

*Drawing no. 2021-B/ALDRIDGE/06: Existing ground floor of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/07: Existing first floor of farmhouse*

*Drawing no. 2021-B/ALDRIDGE/08: Existing north and east elevations of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/09: Existing south and west elevations of farmhouse - showing coal store retained for bat roost*

*Drawing no. 2021-B/ALDRIDGE/S01: Survey as existing plan/elevations of existing barn*

*Drawing no. 2021-B/ALDRIDGE/S02: Survey of existing site layout*

*Design and Access Statement (v4) prepared by Wright Consult Ltd*

*Bat and Bird Assessment Ruslin Farm, Butcombe 12<sup>th</sup> December, undertaken by Noctua Ecology referenced F024-1r.*

*Energy Strategy prepared by Method Consulting dated 2018*

Condition 08 of planning approval 22/P/0079/FUL reads as follows;

*8. The development shall not take place except in strict accordance with the measures outlined in Ecological Appraisal and Bat Survey ref: W1125.026, undertaken by Crossman Associates, dated 16 December 2021. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.*

This application seeks to vary this condition as follows;

*8. The development shall not take place except in strict accordance with the measures outlined in Bat and Bird Assessment Ruslin Farm, Butcombe 12<sup>th</sup> December, undertaken by Noctua Ecology referenced F024-1r. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.*

These variations are sought for reasons outlined and discussed below.

### **Provision of a new ecological appraisal/assessment**

The approved ecological report/appraisal has become out-of-date due to the passing of two years since it was produced. As a result, the report and its recommendations for mitigation are no longer appropriate.

The new report has been prepared by Lewis Hillier BSc (Hons), ACIEEM who is Director of Noctua Ecology. For confirmation, Lewis Hillier holds a Natural England Class Licence CL18 (Bat Survey Level 2).

The report was prepared following the completion of a preliminary update bat assessment survey undertaken on the 25<sup>th</sup> September 2023. Two dusk bat roost surveys of the buildings were also undertaken to provide an update and revalidate the previous survey results. These surveys were led by Lewis Hillier and were undertaken on the 24<sup>th</sup> August 2023 and 25<sup>th</sup> September 2023 in suitable weather conditions for bats to be active.

In conclusion the proposed scheme of mitigation has been developed with up-to-date survey results and follows best practice. Please see the submitted assessment and revised drawings for further information.

### Minor amendments to the design proposal

The approved scheme was developed for the previous owner of the site who was a property developer who had no intention of retaining the barn conversion element approved. The applicants therefore wish to make the following alterations:

The proposed scheme has been amended inline with the updated ecological report/appraisal. This allows for the scheme to include a mezzanine work space. The scheme now also includes a kitchenette and feature log burner. To the west elevation an existing fenestration is utilised and a new door is created.

In conclusion the proposed amendments are considered to enhance the proposed scheme as previously approved without having any materially greater impact on the openness of the Green Belt.

I trust the submitted documents and this letter are conclusive in detailing the proposed amendments to the approved scheme and demonstrating how the revised proposal is in full accordance with National and Local Planning Policy. Should you however have any questions or require further information please do not hesitate to contact me.

Yours sincerely,

  
Luke Ford BSc (Hons)

Chartered Building Surveyor

email: [luke@SuttonRidge.co.uk](mailto:luke@SuttonRidge.co.uk)

On behalf of Ian S Ford Building Surveying and Planning Ltd

*Enc. Drawing x 1 to be omitted, Ecological and Bat Appraisal to be omitted, revised proposed drawing to be inserted x 1 along with bat assessment to be inserted and notice 1 form served*