

Application Reference NP/21/0137/FUL

Case Officer: Matthew Griffiths

Applicant: Bluestone Resorts Ltd.

Proposal: Removal of a timber structure, installation of holiday lodges, welcome lodge, communal hub structures, buggy park and photo-voltaic shelter and guest car park, with associated infrastructure including internal circulation roads, hard and soft landscaping, drainage infrastructure, retaining walls and earth bunding. This forms the main part of a wider development proposal that is otherwise located within Pembrokeshire County Council.

Site Location: Bluestone National Park Resort, Canaston Wood, Narberth, Pembrokeshire, SA67 8DE

Introduction

Introduction this report is brought to Members of the Development Management Committee as it is viewed as appropriate to undertake a site visit prior to the consideration of the above application at a future meeting.

Proposed Development

The development is located on land that is used as part of the existing resort and is a cross boundary application with development within both the jurisdiction of Pembrokeshire Coast National Park Authority and Pembrokeshire County Council.

Development within the Pembrokeshire Coast National Park

- 77 Holiday lodges wholly located within the National Park and 3 lodges partially located within the National Park;
- Welcome Lodge;
- 7 communal hub structures;
- Buggy parking and photo-voltaic shelter;
- Guest car park; and
- Associated infrastructure to include circulation road, landscaping, drainage infrastructure, retaining walls and earth bunding.

Development within Pembrokeshire County Council

- 3 holiday lodges that are partially located within the County Council's jurisdiction;
- New guest car park (partial);
- Enhancements to the existing access road;

- Associated infrastructure to include circulation road, landscaping, drainage infrastructure, retaining walls and earth bunding.

Full application details are available on the Authority's planning public access portal, under the above reference: [PCNPA Planning \(pembrokeshirecoast.wales\)](https://pembrokeshirecoast.wales/PCNPA/Planning)

Officer Appraisal

The proposed development is a major development extended an existing major development within the National Park. It is therefore requested that members consider a Committee site visit to view the site and surroundings prior to consideration of the planning application at a subsequent Committee meeting.

Recommendation

To agree to undertake a DM Committee Site Inspection to Bluestone National Park Resort, Canaston Wood, Narberth.

The inspection is to be undertaken on site or as a virtual site visit and this is to be determined in accordance with Welsh Government Covid-19 guidance prior to the Site Inspection.