

Application Ref: NP/16/0677/FUL

Case Officer	Kate Attrill		
Applicant	Bluestone National Park Resorts Ltd		
Agent	Mr R Bowen, Asbri Planning Ltd		
Proposal	Conversion & restoration of existing Mill and ancillary buildings to provide heritage tourist facility. Construction of light narrow gauge steam railway with associated station & platform. Construction of 658sq.m all-weather events barn & associated facilities, cycle parking, car parking, site infrastructure including drainage services along with hard & soft landscaping & boundary treatments.		
Site Location	Blackpool Mill, Blackpool Bridge, Narberth, Pembrokeshire, SA67 8BL		
Grid Ref	SN06711386		
Date Valid	14-Dec-2016	Target Date	04-Apr-2017

Officer's Appraisal

The following planning and listed building consent applications have been submitted to the National Park Authority for consideration:-

NP/16/0677/FUL - Conversion & restoration of existing Mill and ancillary buildings to provide heritage tourist facility. Construction of light narrow gauge steam railway with associated station & platform. Construction of 658sq.m all-weather events barn & associated facilities, cycle parking, car parking, site infrastructure including drainage services along with hard & soft landscaping & boundary treatment at Blackpool Mill, Blackpool Bridge, Narberth

NP/16/0678/LBC – Listed Building Consent for the conversion & restoration of existing mill building & ancillary buildings to provide heritage tourist facility at Blackpool Mill, Blackpool Bridge, Narberth

NP/0679/FUL - Engineering works to facilitate the land train route from main resort centre, due north, to link with newly refurbished & extended car park to serve the Blackpool Mill proposal at Blackpool Mill

Blackpool Mill is a Grade II* Listed building on the northern bank of the Eastern Cleddau, at Blackpool Bridge dating from 1813. The Mill was first converted to a tourist attraction in 1968, and was listed in 1971 as an exceptionally fine industrial building which survives virtually intact and includes a full working set of machinery. Currently the Mill and its ancillary buildings are standing vacant.

The development proposes to convert Blackpool Mill into an 'immersive Victorian attraction' with ancillary development to the west and south of the Mill including:

- a narrow gauge steam railway,
- erection of station platforms (2)

- visitor walks
- the construction of an all-weather 'events' barn including catering element,
- car and coach parking on the opposite side of the road
- conversion of an existing building to an engine shed
- conversion of an existing building to a café – Fish and Chips
- Main Mill building used for – tea room, milling experience, History/Discovery experience and Creative crafts.

A proposal for a land train route from the Bluestone Resort to Blackpool Mill is also proposed as part of the overall development.

As these form major development it is requested that members consider a Committee site visit to view the site and its surroundings prior to consideration of the planning and listed building applications at a subsequent Committee meeting.

Recommendation

Members agree to a Committee site visit at Blackpool Mill on Monday 27th February 2017

A1 Drawing sheet (584mm x 831mm)



bluestone national park resort

REVISIONS	DATE
P1 Preliminary Issue - issued for comment	7th November 2016
P2 Preliminary Issue - issued for comment	14th November 2016
P3 Preliminary Issue - Client approval	21st November 2016
A - Format check for plotting	12th November 2016

CAD FILE:

NOTES:

LEGEND

- Identifies existing access for emergency vehicles and waste water treatment plant.
- Identifies proposed route for land train
- Identifies low level timber lighting bollards at 17.0 metre alternate intervals of land train route. Plan dimension 0.3 x 0.3m height 0.8m
- Identifies vehicle control barrier on train route
- Identifies pedestrian access route to Blackpool Mill (See separate application)
- Identifies 60" (1520mm) chain link fence
- Identifies 60" (1520mm) timber close boarded fence with gate access for service vehicle
- Identifies 24" (600mm) diameter raw water service pipe
- Identifies 6" (200mm) diameter raw water service pipe
- Identifies purpose built open cycle shelter to accommodate 20 bicycles

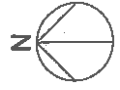
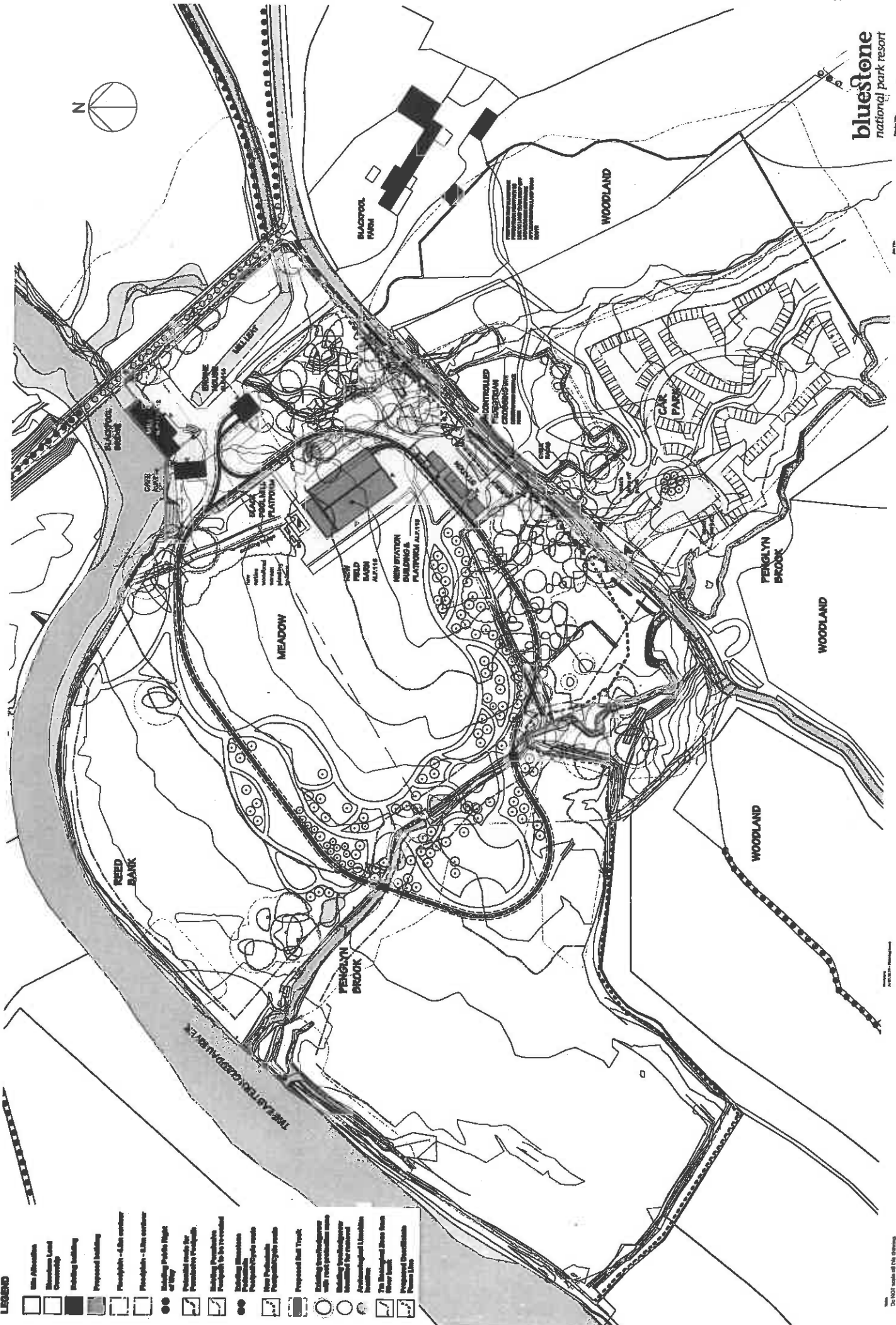
bluestone
national park resort

Plot: 1350
Rev: 02/2016
Date: 01/11/16

Planning File:
Bluestone National Park
Blackpool Mill & Resort Plan

Job ID:
Proposed Land Train Link between Bluestone
Resort and Blackpool Mill

R359_BP-01A



- LEGEND**
- Site Allotments
 - Bluestone Local Community
 - Existing Building
 - Proposed Building
 - Footpaths - 4.5m width
 - Footpaths - 3.0m width
 - Existing Public Right of Way
 - Proposed Public Right of Way
 - Existing Trees
 - Proposed Trees
 - Existing Shrubs
 - Proposed Shrubs
 - Proposed Rail Track
 - Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed Trees to be Retained
 - Proposed Trees to be Removed
 - Proposed Shrubs to be Retained
 - Proposed Shrubs to be Removed
 - Proposed Buildings to be Retained
 - Proposed Buildings to be Removed

bluestone
national park resort

Site No: BLAPOOL MILL, Causton Bridge
 Project: Leisure Redevelopment
 Client: Bluestone National Park
 Date: 2010
 Scale: 1:1000
 Author: J. Williams
 Date: 2010

