

Notice of Questions to the next Full Council Meeting

In relation to Planning Application Number: 052377 regarding proposed redevelopment at Bank Farm, Lower Mountain Road, Penyffordd, which was dealt with by the Planning and Development Committee on the 17 December 2014. Can you please provide the following information:

	Question	Response
1.	Who made the decision to refer the handling of this application to an external planning consultant?	An external planning consultant was appointed to act for the Council in assessing the planning application for Bank Farm. This decision was made at a time when there had been a breakdown in the relationship between the developer concerned and officers of the planning service. Following attempts to mediate the situation there seemed little option but to appoint a planning consultant. The use of a third party consultant would ensure that the applicant could receive a service to which he was entitled as a fee paying applicant on the one hand, and that the duty of care to planning officers as employees of the Council was met on the other. The decision was made by the Chief Executive in consultation with the now Chief Officers for Governance and Planning and Environment.
2.	Why was this course of action felt to be necessary in this case given that we have a fully qualified paid staff to deal with planning applications and who do so with all other similar applications?	The decision was made to stabilise a deteriorating relationship between the applicant and Council Officers. It was agreed that the Council would appoint an external consultant in return for improved behaviour on the part of the applicant.
3.	What did this course of action cost Flintshire CC?	To bring the application to committee, the consultant charged £3,219.60 which was funded in part from the application fee of £2,970
4.	Will this course of action be taken with all other applications from this particular applicant and will other applicants be afforded and allowed the same course in the determination of their applications and if so in what circumstances?	The decision was specific to the circumstances pertaining to this application at that time. Other applications by the same developer have been handled by Council Officers.