

Council of the Isles of Scilly

# AMR18 2024-2025

## Appendix i

Development management Monitoring and performance

Council of the Isles of Scilly



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# The Local Planning Authority - Development Management Team

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Although there is no statutory requirement for local planning authorities to employ RTPI-accredited planning officers, it is widely recognised as best practice. The Royal Town Planning Institute (RTPI) sets the professional standard for planners in the UK, and most councils require senior planning roles to be filled by individuals who are either accredited or eligible for accreditation. The RTPI has recently proposed that all local authorities appoint a Chief Planning Officer who is suitably qualified, reinforcing the importance of professional expertise in delivering effective and accountable planning services. The Council of the Isles of Scilly continues to uphold this standard through its employment of a Chartered Planning Officer and support for accredited training routes.

Since the last Authority Monitoring Report in 2024, all planning work is now managed in-house, following the conclusion of the Council’s arrangements with South Downs National Park Authority in June 2025. In March 2025, the Council appointed a new Trainee Planning Officer who has commenced a Level 7 Apprenticeship, funded through the Apprenticeship Levy. This programme includes a master’s degree in planning via distance learning with Oxford Brookes University and will lead to full RTPI membership upon completion in two years.

In addition, the Council continues to employ an Administration Support Officer who, in collaboration with the Chief Planning Officer and Trainee Planning Officer, ensures timely validation of planning applications and provides general administrative support to the planning service. This role also covers the Council’s Land Searches function and the management of the corporate gazetteer and geographic information systems — both critical to the wider operation of the department.

In terms of workload, the number of planning applications received has continued to increase following a dip in 2022/23, reflecting a steady recovery in development activity since the COVID-19 pandemic.

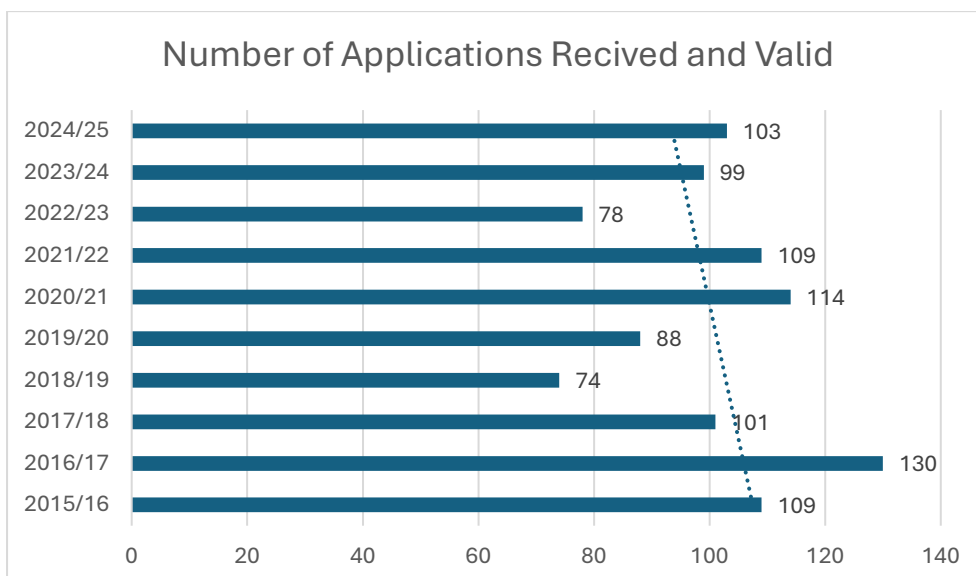


Figure 1 No of applications received and validated per year.

The period 2022/23 saw a dip in application number this was reflected in a dip in income generated by the service.

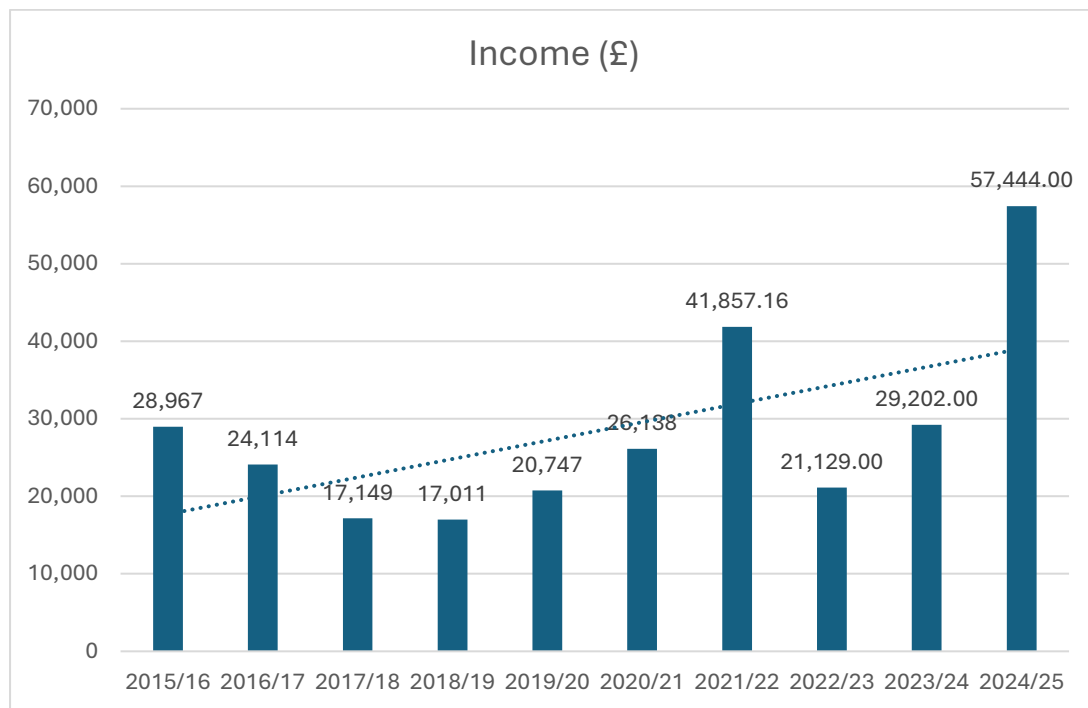


Figure 2 Planning fee income from 2015 - 2023

Figure 2 above highlights an increase in planning income of 96% for the period 2024/2025, which is due in part to the increase in planning fees as well as a general increase in development activity. In December 2023 planning fees went up by 25% and 35% for major applications. They are due to increase annually in line with inflation. Since the change in Government in July 2024, where Planning has been a key focus, planning fees have (as of 01 April 2025) been increased further (although that will be reflected in next years AMR).

There is a consistency around the delegation rates each year, which show a year-on-year increase. Figure 3 below shows a relatively stable but slightly increasing delegation rate. Although this continues to increase, it is still below the governments expectation to delegated 90% of planning decisions to Officers. As shown in Table 1 below, which is the live data tables published by the government where the average across England for Delegation Rate is 96% (Isles of Scilly is 79%).

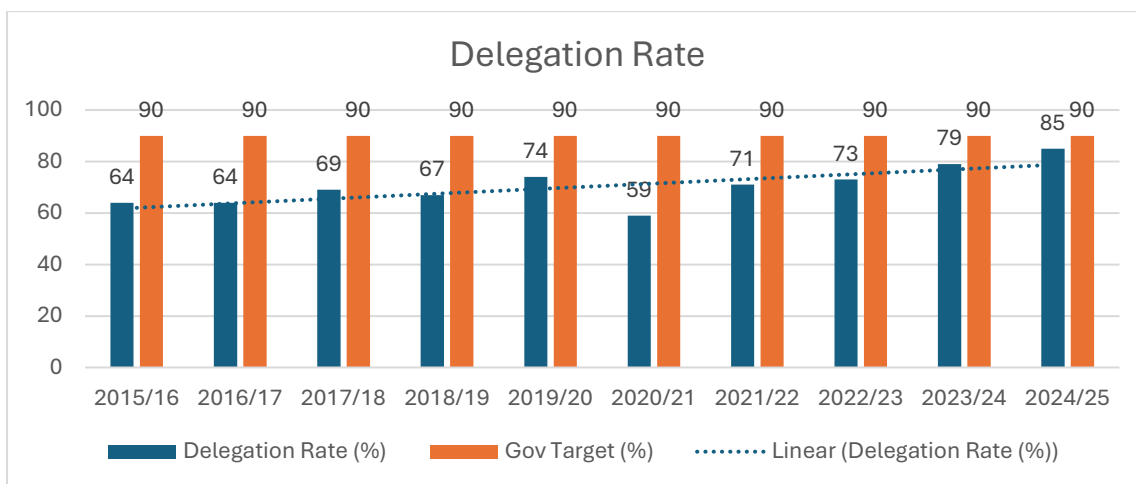


Figure 3 Delegation Rate of Planning Decisions, per year

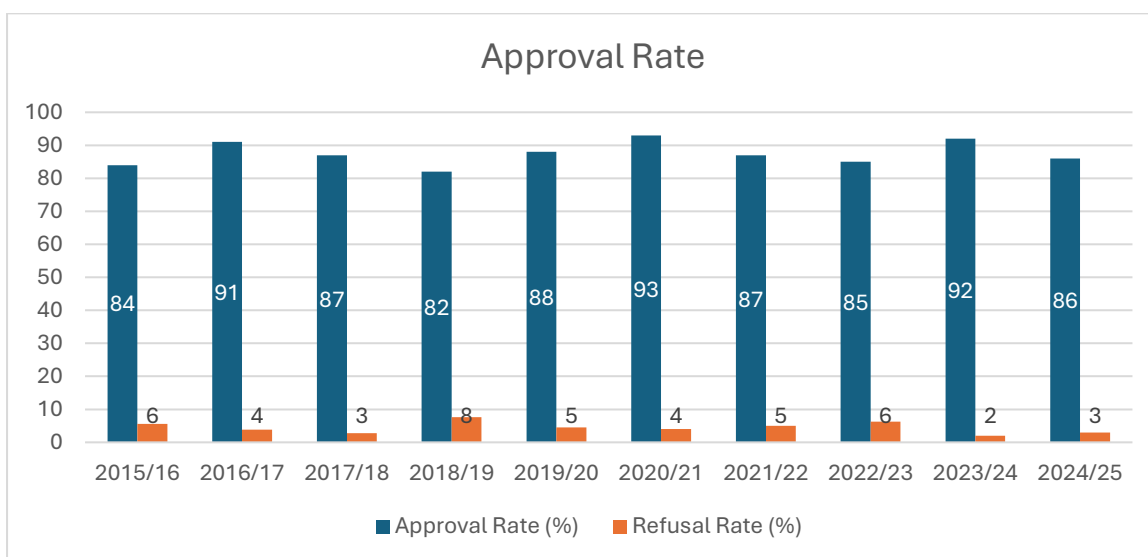


Figure 41 Approval rate of applications per year.

Although there was a slight decrease in the approval rate from 2023/24 – 2024/25, the above figures do not currently suggest an increasing or decreasing trend of planning approvals. Figure 4 shows a relatively stable trend and a high approval rate relative to mainland authorities in the South West, as shown in Table 1 below, which is the live data tables (March 2025) published by the government where the average across England for Approval Rates is 86% (Isles of Scilly is 97%).

Table 1 Delegation Rates and Approval Rates Across South West compared to England

Planning Authority	Percentage of decisions delegated to officers	Percentage of decisions granted
England	96	86
South West	96	89
Bournemouth, Christchurch and Poole	91	84
Cornwall	98	91
Dartford	97	79

Dorset	93	90
East Devon	93	89
Exeter	94	87
Exmoor National Park	90	87
Isles of Scilly	<b>79</b>	<b>97</b>
Mid Devon	96	94
North Devon	96	96
North Somerset	97	84
Plymouth	98	95
Somerset	95	91
South Hams	94	91
Teignbridge	97	84
Torbay	98	78
Torridge	95	90
West Devon	96	82

## Local Performance: Speed and Quality of Decision Making

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The performance of local planning authorities in determining planning applications is central to achieving the Government's objectives of supporting home ownership, delivering affordable housing, and enabling economic growth. The current approach to measuring performance was introduced through the Growth and Infrastructure Act 2013 and assesses both the speed and quality of decisions on major and non-major development.

Where an authority is designated as underperforming, applicants may submit their applications directly to the Planning Inspectorate, bypassing the local authority. Designation occurs only if, according to the [Criteria for Designation](#) (updated 2022), the Secretary of State considers the authority to be failing in its decision-making duties. Performance is assessed separately for major and non-major applications.

For the quality measure, authorities must ensure that no more than 10% of decisions are overturned at appeal over a rolling two-year period. The Council of the Isles of Scilly remains well within this threshold: of 297 decisions, only 2 were overturned, equating to under 6%, with no major decisions overturned. For the speed measure, authorities must determine at least 70% of non-major applications within 8 weeks and 60% of major applications within 13 weeks. The Council met both thresholds during the most recent two-year period, achieving 70% for non-major applications and 100% for major applications

The performance of local authorities, in determining applications for planning permission, is crucial to achieving the governments' objective in enabling the delivery of home ownership, building homes people can afford to buy and supporting economic growth. The approach to measuring the performance of authorities was introduced by the Growth and Infrastructure Act 2013 and is based on assessing

local planning authorities' performance on the speed and quality of their decisions on applications for major and non- major development. Where an authority is designated as underperforming, applicants have had the option of submitting their applications for major and non-major development (and connected applications) directly to the Planning Inspectorate (who act on behalf of the Secretary of State) for determination.

	Threshold	CIOS Position
Speed	70%	70%
Speed (Majors)	60%	100%
<b>For Speed the position should not fall below the threshold</b>		
Quality	10%	0%
<b>For Quality the position should not exceed the threshold</b>		
<b>Speed: Rolling 2-year period: October 2021 to September 2023</b>		
<b>Quality: Rolling 2-year period: April 2020 to March 2022</b>		

Although there are significantly more applications made to the Council, the above only include those types of applications that are included in the Council's statutory returns. This does not include applications for Tree Works, Discharges of Conditions or non-material amendments for example. For appeals the figure is based on all types of applications made during the rolling 2-year period.

Appeals since 2015	Number	%
Allowed Appeals (went against our recommendation)	5	38
Dismissed Appeals (upheld council's decision)	8	62
<b>Total Determined Appeals</b>	13	-
<b>Total Live</b>	1	-
<b>Costs Applications Total</b>	4	36
<b>Costs Won Against Council</b>	1	25*
<b>Average Turnaround time (Days) to get a decision.</b>	144	
*%age Out of the total number of Costs applications made.		

## Building Control

Since 2018, the Council of the Isles of Scilly has delegated its Building Control function to Cornwall Council. Approved Building Control Inspectors visit the islands regularly to carry out site inspections for all building control applications. The service operates on a cost-recovery basis, with fees and charges set by Cornwall Council.

Current fees and guidance on making applications, booking inspections, and accessing the register of applications are available via [Cornwall Council's Building](#)

[Control webpages](#). In 2025 Cornwall Council increased its fees and charges for the first time since 2018. This was agreed at Full Council in May 2025:

	Plan Fee	Inspection Fee	Building Notice Fee
Single New Build Dwelling	£510	£1071	£2208
Existing Fees since 2018	£360	£876.52	£1483.81
Domestic extension	£462	£861	£1494
Existing Fees since 2018	£430.20	£782.60	£1455.36
Domestic extension	£510	£1071	£2208
Existing Fees since 2018	£540	£900	£1728
Domestic Energy		£315	£315
Existing Fees since 2018		£210	£210
All fees include VAT at 20%			

During the monitoring period, the updated Building Regulations introduced in June 2022 remained in force. These include amendments to:

- **Part F** (Ventilation),
- **Part L** (Conservation of Fuel and Power),
- **Part O** (Overheating), and
- **Part S** (Infrastructure for Electric Vehicle Charging).

These changes primarily affect new non-domestic buildings but also apply to existing buildings and new housing developments.

### Building Safety Levy

The Building Safety Levy, introduced under Section 58 of the Building Safety Act 2022, is expected to come into force in October 2026. The levy will apply to most new residential developments, with exemptions proposed for affordable housing, small-scale schemes (under 10 units), and certain institutional uses. Local authorities will be responsible for administering the levy, including issuing liability notices, collecting payments, and reporting to the Department for Levelling Up, Housing and Communities. Preparatory work is underway to ensure readiness for implementation.

### Building Control – Breakdown of Applications

During the monitoring period Building Control issued 17 Completion Certificates of various types of building control applications:

Island	Number
Tresco	1
St Mary's	13
Bryher	3
ST Martins	0
St Agnes	0
Total	17

Type	Number
COMFP: Commercial Full Plans	2



COTFP: Commercial Other Full Plans	1
DEXFP: Domestic Extension Full Plans	3
DOLFP: Domestic Loft Conversion Full Plans	1
DOMFP: Domestic Full Plans	4
DOTBN: Domestic Other Building Notice	1
DOTFP: Domestic Other Full Plans	2
DWDBN: Domestic Window/Door Building Notice	1
IOS: Coded for Scilly	2

A total of 46 Inspections were carried out over the plan period, covering 28 different building control applications:

<b>Date</b>	<b>Actual Visits on Island</b>	<b>Photographic/Video</b>
<b>2024</b>		
16 July		1
23 July		1
25 July		1
15 August		1
9 September	6	
26 September	6	
<b>2025</b>		
13 January	8	
29 January		1
30 January	5	
13 February	7	
28 February		1
10 March		1
14 March		1
24 March	4	
26 March		1