

DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00973/NMA	Removal of solar panels (as Non-Material Amendment to application reference 23/00563/FP granted 22.04.2025)	Land On The South Of Oughtonhead Lane Hitchin Hertfordshire SG5 2NA

Submitted Plan Nos

23-003-011-PL09 23-003-015-P04 23-003-016-P04 23-003-021-P03 23-003-023-P03 23-003-025-P03
23-003-027-P03 23-003-029-P03 23-003-031-P03 23-003-033-P03 23-003-035-P03 23-003-037-P03
23-003-039-P03 23-003-041-P03 23-003-043-P03 23-003-045-P03 23-003-047-P03

1.0 Policies

2.0 **Relevant Site History**

- 2.1 23/00563/FP – Erection of 43 dwellings, access from Lower Innings, associated internal roads, parking, landscaping, amenity space and open space.

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a large rectangular field bound by mature vegetation, approximately 1.8ha and is situated on the west side of Hitchin approximately 0.6 miles from the Hitchin Town Centre. The site sits to the south of Oughtonhead Lane, Oughton Close is located to the east, and Hitchin Cricket Club is to the south and west of the site.

4.2 **Proposal**

- 4.2.1 The application proposed the removal of solar panels to all plots as a non-material amendment to application reference 23/00563/FP granted on 22/04/2025.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendment would constitute a material alteration to the granted scheme.
- 4.3.2 It is considered that the proposed removal of solar panels would constitute a material alteration and could not be considered a non-material amendment.
- 4.3.3 The solar panels were considered a benefit of the scheme that weighed in favour of the overall proposal within the officer report attached to the planning application. Therefore, the removal of the solar panels would be a material consideration requiring the submission of a S73 application.

4.4 **Conclusion**

- 4.4.1 The proposed removal of the solar panels from the approved scheme is considered to be a material alteration given the positive weight attributed to the inclusion of solar panels within the officer report attached to the planning application (23/00563/FP). It is therefore recommended that the non-material amendment be refused.

5.0 **Recommendation**

5.1 That the non-material amendment be **REFUSED**.

1. The proposed removal of the solar panels from the approved scheme is deemed a material change to the original planning permission by the Local Planning Authority and cannot therefore be considered via the Non-Material Amendment procedure under Section 96A of the Town and Country Planning Act 1990 .

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 May 2026	