

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.
- 2.2 26/00973/NMA - Removal of solar panels (as Non-Material Amendment to application reference 23/00563/FP granted 22.04.2025) – Refused on 07/05/2026.

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 reduction in the number of solar panels to all plots (except for plots 32 and 33) 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 reduction in the number of solar panels would not constitute a material alterations and could be considered a non-material amendment.
- 4.3.3 The amendment would not alter the approved layout, scale, design, siting, access arrangements, dwelling mix, or the overall character of the development. The change would be limited to the extend of the solar provision and would not result in any additional built form, visual harm, impact to neighbouring amenity, or any other planning impact that would require a reassessment of the scheme. The amendment is therefore considered minor and acceptable as a non-material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed reduction in the number of solar panels from the approved scheme is considered to be a non-material alteration. It is therefore recommended that the non-material amendment be approved.

5.0 **Recommendation**

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