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Minutes of the meeting of Kippax Parish Council's Planning Committee held on Tuesday 10th June 2025 at 7pm at St Mary's Lower Church Hall.

**Approved at the Planning Committee meeting held on Tuesday 8<sup>th</sup> July 2025**

**Present:** Councillor M. Eyre, Councillor D. Martin, Councillor G. Pearson, Councillor D. Armitage, Councillor G. Hardwick, D McEwan, one member of the public and D. Meir (Clerk)

**Absent:** Councillor J. Almond

**Item 001/PL/2526 Chair and Vice Chair**

a) To receive nominations and elect a Chair

**It was resolved to elect Councillor M. Eyre as Chair**

b) To receive nominations and elect a Vice Chair

**It was resolved to elect Councillor G. Hardwick as Vice Chair**

**Item 002/PL/2526 Public Participation**

Members of public who wish to speak regarding an item within the remit of the Planning Committee may do so.

**PLEASE NOTE:** Total time limit for this item is 15 minutes

**Nothing raised**

**Item 003/PL/2526 Apologies**

a) To note apologies received

**Apologies were received from Councillor J. Almond**

b) To approve any reasons for absence

**It was resolved to approve the reason for absence**

**Item 004/PL/2526 To Note any Declarations of Interest**

- a) To note declarations of interested not already declared under member's code of conduct or members register of disclosable pecuniary interests

None

- b) To approve dispensation requests

None

**Item 005/PL/2526 Meeting of Planning Committee held 14<sup>th</sup> April 2025**

- a) To approve minutes of the meeting of the Planning Committee held on 14<sup>th</sup> April 2025 as a true and accurate record of that meeting

**It was resolved to approve the minutes of the meeting of the Planning Committee held on 14<sup>th</sup> April 2025 as a true and accurate record of that meeting**

**Item 006/PL/2526 New Planning Applications**

- a) 25/02994/FU/E Single storey rear extension, including new patio with steps and planters; new window to side at ground floor; demolition of existing sun room 5 Park Lane Kippax

**It was resolved to support the application**

- b) 25/02880/FU/E Single storey side extension; conversion of existing outbuilding to habitable room space; alterations to existing windows to side/rear first floor and new pitched roof to replace flat roof to other side and rendering. 38A High Street Kippax

**It was resolved to support the application**

- c) 25/02584/FU/E Part two, part single storey front extension; Garage conversion to the front; single storey side and rear extension, wood burner flue to side and boundary wall to side 210 Sandgate Drive Kippax

**It was resolved to support the application subject to a requirement for a bin store at the front.**

- d) 25/03175/FU/E Two storey side extension with dormer windows to rear forming new first floor and alterations to the front windows : 2 Sandal Close Kippax

**It was resolved to support the application**

- e) 25/02360/FU/ Part retrospective application for erection of two stables (A and B); existing shelter C removed and erection of new block of three stables with tack room to hard standing area Land Off Sandgate Terrace Kippax

**It was resolved to object to the application because the land is designated as allotment land so is not suitable for this change of use, and it would have a negative impact on the street scene.**

- f) 25/03225/FU/E Retrospective application: car park layout at Ash Court and storage unit rear of Cross Hills Land Rear Of 14 Cross Hills Kippax

**It was resolved to object to this application due to access issues.**

**Item 007/PL/2526 Approved Planning Applications**

None

**Item 008/PL/2526 Refused Planning Applications**

None

**Item 009/PL/2526 Planning Appeal Applications**

- a)24/04428/FU/E Part two and single side and rear extension including new lower ground level;  
Single storey rear infill extension; associated amendments to decking and landscaping; addition  
of roof lights to existing rear extension.

9 Westfield Gardens

Kippax

**Item 0010/PL/2526 Outstanding Planning Applications**

To note outstanding planning applications as listed below:-

- a)23/02706/FU/E Change of use from residential to dental E(e) no structural changes

Flat 2b 271 Gibson Lane

Kippax

- b)24/05828/FU Battery Energy Storage Facility

Land off Newton Lane

Kippax

- c)24/05866/FU/E Single storey rear extension; removal of a chimney; amendments to fenestration including  
existing doors bricked up and additional window to side; new render finish

19 Shuttocks Fold

Kippax

- d) 24/07186/FU/E Removal of boundary hedge and erection of boundary wall and gates; new stairs  
to existing patio and new retaining wall and landscaping works to front; new widened  
dropped kerb and access.

18 Pondfields Drive

Kippax

- e) 25/01134/FU/E Single storey rear extension with roof lights

15 Birch Grove

Kippax

- a) 25/01271/FU/E Detached single storey double garage

227 Leeds Road

Kippax

- b) 24/06037/FU/E New garden fence with gates to front

82 Leeds Road

Kippax

- c) 25/01594/FU/E For: One detached dwelling to land north of 6 Robinson Lane

North Of 6 Robinson Lane

Kippax

**Item 011/PL/2526 Next Meeting**

- a) To notify the Clerk/Proper Officer of matters for inclusion on the agenda for the next meeting

**None**

- b) To confirm the date of Tuesday 8<sup>th</sup> July at 7.00pm for the next meeting of the Planning Committee

**It was resolved to confirm the date of Tuesday 8<sup>th</sup> July at 7.00pm for the next meeting of the Planning Committee**

Signed: *M Eyre*

Date: 8<sup>th</sup> July 2025