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Draft 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.

To be approved at the Planning Committee meeting to be held on Tuesday 8th 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 14th April 2025

- a) To approve minutes of the meeting of the Planning Committee held on 14th 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 14th 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
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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 8th July at 7.00pm for the next meeting of the Planning Committee

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