



Minutes of the meeting of Kippax Parish Council's Planning Committee held Tuesday 12th August 2025 at 7pm at St. Mary's Lower Church Hall

Approved at the Planning Committee meeting held on Tuesday 9th September 2025

Present: Councillor G. Hardwick, Councillor D. Martin, Councillor J. Almond, Councillor G. Pearson, Councillor D. Armitage, Councillor M. Oldfield, D McEwan, three members of the public and D. Meir (Clerk)

Absent: Councillor M. Eyre and Councillor L. Eyre

Item 021/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

Member of the public present raised concerns about the sites that have been put forward for the Leeds Local Plan which were considered under item 026/PL/2526. Concerns raised include sites being in the greenbelt and next to Sites of Special Scientific Interest (SSSI), urban sprawl, the impact on road congestion, parking and disturbance to wildlife. Members of the public were advised to submit their own objections to the sites and encourage other residents to do the same. It was suggested that they could distribute leaflets to raise awareness.

Item 022/PL/2526 Apologies

a) To note apologies received

Apologies were received from Councillor M. Eyre and Councillor L. Eyre

b) To approve any reasons for absence

It was resolved to approve the reasons for absence

Item 023/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 024/PL/2526 Meeting of Planning Committee held 8th July 2025

- a) To approve minutes of the meeting of the Planning Committee held on 8th July 2025 as a true and accurate record of that meeting
It was resolved to approve minutes of the meeting of the Planning Committee held on 8th July 2025 as a true and accurate record of that meeting

Item 025/PL/2526 New Planning Applications

- a)25/04195/FU/E Front and rear dormer windows, including Juliet balcony to rear; new window to side elevation at first floor
43 Calvert Close Kippax
It was resolved to support the application

Item 026/PL/2526 Leeds Local Plan - Site Allocation

To consider each of the sites in Kippax and approve any comments to be submitted on each site

It was resolved to object to all the sites put forward in Kippax because they are large scale developments which do not provide easy access to local facilities and are not integrated into existing housing. They would also have a detrimental impact on road safety, parking, and make traffic congestion significantly worse in areas which already suffer with severe congestion, all of which contravenes the New Housing Development Policy in the Kippax Neighbourhood Plan 2018–2033.

Item 027/PL/2526 Approved 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
- b)25/03442/FU/E Demolition of conservatory; construction of single storey rear extension; new ground floor windows to sides
118 Sandgate Drive Kippax

Item 028/PL/2526 Refused Planning Applications

- a) 25/03175/FU/E Two storey side extension with dormer windows to rear forming new first floor and alterations to the front windows :
Reason-Dorma too large and timber clad instead of tiled
2 Sandal Close Kippax
- b)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

Reason -Vehicle access issues

c)25/02360/FU/E 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

Reason -Not enough land for horses and brick /tiled construction not in keeping with an allotment.

d)24/05828/FU Battery Energy Storage Facility Land off Newton Lane Kippax

Reason- Location on green belt land not grey belt and too close to stream flowing into bird reserve

Item 029/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
Appeal upheld and permission granted
- b) 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

Item 030/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) 25/01594/FU/E For: One detached dwelling to land north of 6 Robinson Lane North Of 6 Robinson Lane Kippax
- c) 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
- d)25/03855/FU/E Removal of chimney and erection of two storey side extension; new double
doors to rear 34 Park Avenue Kippax

Item 031/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 9th September at 7pm for the next meeting of the Planning Committee
It was resolved to confirm the date of Tuesday 9th September at 7pm for the next meeting of the Planning Committee

Signed: *M Eyre*

Date: 9th September 2025