
Kirkbymoorside Town Council

Information for the meeting on Monday 20 October 2025

- 5. Keldholme Priory, Village Street, Keldholme, Kirkbymoorside, YO62 6LZ and consider any appropriate action**
- a. To receive information from the Planning Authority in respect of Visually Important Undeveloped Area designation pursuant to Minute P25022**

Information received from the Case Officer that dealt with the application.

The application was withdrawn by the applicant following our feedback that the LPA would be unable to support the proposal.

The field in question is located within a Visually Important Undeveloped Area, designated as part of the production of the Ryedale Plan – Local Plan Strategy in 2013. The link below will take you to the Keldholme policy map which indicates the full extent of the VIUA.

https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/Keldholme_Policies_Map_Nov_2018.pdf

Policy SP16 (Design) of the Ryedale Plan – Local Plan strategy states that *‘to reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*

- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement.’*

This policy in essence means that the erection of any building or structure within land designated as a VIUA would only be acceptable if there are significant public benefits. Private domestic use does not constitute a public benefit.

I note in the letter from the applicant that there are a number of references to my unwillingness to discuss a way forward. Unfortunately, the principle of a building within the land designated as a VIUA for private use is considered fundamentally unacceptable and there is considered no way forward for a building within this part of the site. We did discuss whether a building could be placed elsewhere on the site, outside of the VIUA, and advice has been provided to the applicants on this as best I could with the information provided. Without any detailed plans showing an indicated position, I could advise no further and the applicants were advised of this. If the applicants still wish to explore options on the site, then it is suggested that they look to submit a pre-application enquiry, providing details of alternate positions within the site. They may also wish to seek the services of a Planning Consultant.

Unfortunately, whilst the VIUA designation is in place, it is highly unlikely that the LPA would support a building within the VIUA. Whilst I acknowledge the local support from residents and the willingness to submit petitions to support an application, together with support from the Town Council, the LPA are still required to determine the application in line with national and local planning policy, with the policy conflicts stated above.

Ellie Hardie MA

Senior Planning Officer
North Yorkshire Council
Ryedale House
Old Malton Road
Malton
YO17 7HH

b. To reconsider correspondence received from the Applicant

Keldholme Priory, Village Street, Keldholme, Kirkbymoorside, YO62 6LZ seeking help with planning permission

Dear Mr Coughlan,

I am writing to you because of a VIUA (visually important undeveloped area) that involves our land at Keldholme Priory, Keldholme, Kirkbymoorside. We bought the house in September 2024, the fact that the paddocks are VIUA did not come up in the searches and it appears that not many people know about them, including our neighbours. The issue came to light when we put in planning permission to build stables in one of the paddocks, we were asked to withdraw the application by one of your case officers, as she said it would not be passed due to the paddocks being a VIUA.

We understand why VIUA's are in place as they are there to preserve an area, our paddocks having history attached due to being a priory and prevent building developments, what we don't understand is that she was unwilling to help us find a way that we would be able to discuss a possible way of being able to build the stables or some form of animal housing agricultural barn in the paddock, we just kept getting the document quoted to us and were told because it is not a benefit to the community there was no negotiation.

The main reason we bought our lovely house was because of the land, which would enable us to have the horses and sheep/animals at home. The horses have brought a great deal of happiness to the community, as they always popped their heads over the fence to greet the dog walkers for a chat and a pat. Sadly due to the high number of sycamore trees surrounding the paddocks, of which the seeds and saplings are poisonous and toxic to horses if consumed, one of my beloved horses died. Due to being unable to restrict grazing as we had no stable to put him in.

Due to not having stables or form of animal housing we now can not have horses on the land, as we can not risk another horse dying. We have some sheep but will require a building to lamb them. We were told that they may consider mobile stables, this makes a mess of the ground in winter when the land is

wet, which would damage what little land we have. This would not be aesthetically pleasing to see for passers by nor good for the ground. We designed the building to fit in with the surrounding area and it is not a structure that could later be turned into a dwelling so would only ever be used to house animals.

We enquired if we would get permission for an agricultural shed for the sheep and were told that because it does not benefit the community we would not get permission. Our sheep are friendly enjoying strokes from passers by but without having shelter and a place to keep them over winter we may not be able to keep them either. This will not only be a great shame for our children but also the community of Keldholme.

We had planned to position the stables right at the edge of the paddock therefore on the edge of the VIUA, also away from the road. We were planning also to hide it further with a hedge to increase the biodiversity as well as aid the environment.

I have spoken to many of our local residents and neighbours who are all willing to sign a petition to support us having stables in the paddock as they all miss the horses. They are also not sure why we would not be granted permission to build the stables at the top of the paddock, especially as it will not, nor ever be a dwelling house. My husband has also spoken to some local council members, they also can't see why we were asked to withdraw the planning.

The alternative would be to have them the other side of our hedge but this may not be given permission due to the possibility of spoiling the look of the house. This is something we would not want to do. It would also upset our lovely close neighbours who live in what used to be the stone building that were originally the stables and coach house. We tried to ask if there was a way that we could work with the planning department to find a compromise or perhaps have some suggestions of changes we could make, but the case officer was unwilling to do so. We would have been happy to consider a different style or other changes.

We feel, especially having spoken to the community, that having our animals, are in fact a benefit to the community not just for us. Without a permanent place to house them over winter, lamb in the spring or store feed we would not be able to continue to keep animals, with the paddocks then going to waste.

We would like to work with the council not against. If you are able to help us in any way or advise it would be greatly appreciated. Perhaps a visit to our site so we can talk through any suggestions you might have.

Sincerely,

Hermione Wemyss-Drake