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**Kirkbymoorside Town Council**  
**Information for the meeting on Monday 15 September 2025**

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

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,

[REDACTED]