



**Meeting of Statutory Licensing Sub-Committee**

**To: Councillors Tim Grogan, Andrew Lee and Andy Paraskos.**

**Date: Thursday, 31 October, 2024**

**Time: 2.00 pm**

**Venue: Council Chamber, Town Hall, Scarborough, YO11 2HG**

**Late papers issued 29 October 2024**

- 5. Application for grant of a Premises Licence for Bay Vineyard, Greenhills Farm, High Lane, Robin Hoods Bay, YO22 4PJ (Pages 3 - 30)**
- a. Mr and Mrs Sheveling (Applicant) – Statement of additional information
  - b. Mr John Nock – Additional information on behalf of Christine and Patrick Shepherd, Richard Rybij, Sue Wallis, Theresa and David Wall, Rebecca and Norman Robinson, and Robin and Sarah Grove, who have made representations.

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Application for a Premises Licence at Bay Vineyard Greenhills Farm, YO22 4PJ

Premises Licence to provide tours with wine tasting and retail sales 9am-11pm

## Introduction

Ian Sheveling and I live at Greenhills Farm we have two children at the local school, we have worked in the Wine business 17 years both growing grapes and making award winning wine.

We have held Personal Alcohol Licences since 2009 and have a premises licence at Holmfirth Vineyard since 2010, we have applied for a Premises Licence for our vineyard in Robin Hood's Bay as we have now produced our 1<sup>st</sup> two vintages of 13,000 bottles of White and Rosé wine with another 3000 bottles of sparkling Rosé ready in December 2025.

We have spent of £1.2million of investment in Robin Hood's Bay since 2016 and have been awarded a Rural Development grant for new winery equipment including tanks, oak aged barrels and bottling line from the Rural England Prosperity Fund.

We have owned Green Hills Farm since 2016 and the vineyard was planted in 2017 Farm diversification is a reality as well as a necessity and with the increase in temperatures, vineyards are one of the largest farm growth sectors in the UK with 948 commercial vineyards currently registered with the UK Vineyards Association a number which had doubled in the last 5 years.

Bay Vineyard had been nominated in the Diversification Award category in the Northern Farmer Awards 2025 to be held in Harrogate next spring. We have been filmed by several TV companies following the development of the vineyard by the sea and our innovative use of sheep fleeces as a fertilizer/ slug/ snail repellent instead of pesticides and weed killers. Along with the building of the winery and the last two successful harvests as well as the 1<sup>st</sup> tasting of wine grown and made in Robin Hood's Bay.

In February 2024 we were nominated by Jason McCartney former conservative MP to attend a reception for 'Community Food and Farming Champions' hosted by Rt Hon Steve Barclay MP, Secretary of State for Environment, Food and Rural Affairs and Rt Hon Mark Spencer MP, Minister for Food, Farming and Fisheries held at 10 Downing Street, we were very proud and honoured to attend.

Bay Vineyard is the largest vineyard in the North of England with 20 acres under vine and another 22 available to be planted. We have planted 14,000 Solaris white vines and

6000 Rondo red vines, eventually the vineyard should be able to produce 50,000 bottles of English wine per year.

The general public are extremely interested in the growing industry of viticulture, wine tasting and Vineyards. English wines are winning awards for their incredible produce especially in the sparkling wine and Rose sectors, we have a sister vineyard in Holmfirth which produces up to 10,000 bottles per year.

Both Ian and I have held personal alcohol licenses since August 2009 and a premises licence for our other vineyard in Holmfirth since April 2010, we can proudly say we have not had one licensing issue since we opened in 2010.

Bay Vineyard holds a producers licence and are a licensed bonded warehouse approved to Produce, Receive and Hold Wine and Made Wine under the Alcoholic Liquor Duties Act 1979 S54 and S55.

It also holds a Licence L110 to carry on the excise trade of wine producer but currently we cannot sell Alcohol as we do not have a Premises Licence, we are currently the only large scale vineyard in the UK without a premises licence.



Bay Vineyard Winery wine making

#### Online sales and operating hours requirements

The industry has been through a prolonged period of turmoil from the covid 19 impact and the upheaval of the last few years has left businesses trying to increase their income stream which is why for the 1<sup>st</sup> time in 14 years we are having to respond to both our business needs and our customer requests and sell our wine online. This is reflected in the licensing hours applied for to enable us to process the orders during the day or in the evening when our children are in bed. We use Parcel Force specific wine delivery service who are experienced in delivering alcohol and drop the boxed wine at the local post office at either Holmfirth or Robin Hood's Bay. This ensures no couriers/ vans need come to the Vineyard and that the delivery of wine is done by an experienced courier.

The conditions to include online sales were discussed and agreed with North Yorkshire Police, Alcohol Licensing Unit, Scarborough who paid us a visit in March. These conditions replaced the conditions offered under the general public Safety and prevention of crime and disorder and are specific to Robin Hood's Bay Vineyard.



At the moment without a Premises Licence at Bay when we receive an online wine sale (unless we have an active TEN) we have to travel back to Holmfirth to process and ship the order, this is a 220 mile round trip which takes us 5 hours minimum, which effectively means we are slow to respond to customers as we can't just drop everything and drive to Holmfirth that minute, it's extremely time consuming, not good for the environment and not good for the customer.



Our 2022 and 2023 Wine grown and produced at Bay.

#### Addressing the previous application

We withdrew the previous application as we knew we couldn't make the hearing as our Labrador had just had 9 puppies prematurely in March 2024 (during the consultation period) under an emergency c section, she almost died from blood loss and was uninterested in her litter we had to bottle feed, 9 puppies from the day they were born every 2 hours, day and night we could not leave them alone for 6 weeks.

Once we had time to look at the objections and talk to some of the local people who had concerns we made significant changes to the 2<sup>nd</sup> application

- 1) We reduced the licensing hours
- 2) We reduced the premise area by half completely removing it from near Elm Grove
- 3) We removed the live and recorded music which was a mistake in the 1<sup>st</sup> place as I hadn't realised it had been deregulated

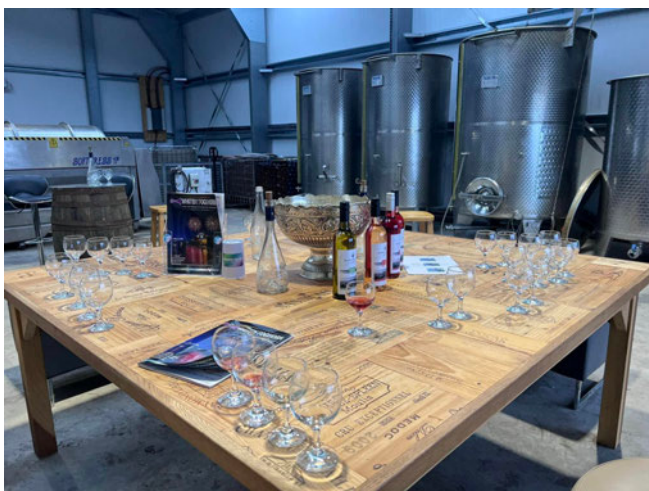
Quite a few people think it's the same application as they clearly have not read the new one which is evident when reading some of the emailed objections as they have objected against things that have already been addressed.

Operational History Vineyard Tours and wine tasting events at Robin Hood's Bay Vineyard – When using TEN's this year we also adhered to the operating schedule as outlined in the licence conditions for this application which has worked perfectly.

We have been doing vineyard tours and wine tasting events during September and October 2024 over 18 days under TEN's and we have had 197 people visit Bay vineyard. Tours were 10.30 or 2pm all are pre booked online we have had No Issues at all and no complaints from neighbours.

This is also reflected in the documentation sent to us by the council, all of the concerns regarding the premises licence are about what 'could' happen in the future and not what has happened over the 18 days of vineyard tours and wine tastings. Not 1 local has had an issue with what we have done in relation to the business and how it has operated.

The tour groups have been from 2 people to 36 people, and range from couples on holiday who have seen the website or facebook page or the latest TV programme and want to learn more about viticulture and wine or groups who are here celebrating birthdays (40<sup>th</sup> & 60<sup>th</sup>). Some tours have been pre booked for weeks and some were booked on the day, one major downside of not having our premises licence is that we cannot take advantage of good weather days or when people visit the Bay by adding a tour on the website that day or that weekend as we need 10 working days to apply for a TEN this is also constraining when people want to buy wine within the next two weeks or buy wine online if we don't have a TEN we cannot do vineyard tours with wine tastings or sell any alcohol.. most people want to taste the wine before they buy it as it is a considered purchase at £18.50 per bottle.



Wine Tasting table in the Winery after a tour

2:05 PM

LH Enter Contest

Name  
[Redacted]

Email  
[Redacted]

Subject  
Half term wine tours

Message  
Hello, are you running any tours over this Oct half term? Thanks

Form Submission

Subject: Sheveling Wine Estates sent you... ^

Compose email...

Email [v] [i] [a] [p] Send

sent 27<sup>th</sup> October 2024 we don't have TEN so we cannot run a tour with wine tasting.



### Customer Demographic

Aged 35-83

We have sold over 350 bottles of wine, we have not had one incident, customers come for the tour and wine tastings which last around 2 hours and then leave with their purchases in sealed bottles.

The majority of customers are staying in Bay or Whitby and either walk or come on the bus which drop off at the end of our drive.

We have had people come from Scarborough on the bus, some customers do drive but they are the minority we have a map on our website showing them directions from the main road straight up our private drive which they see when they book the tour. All customers travel in the same direction for a 10.30 or 2pm start and leave in the same direction 90 mins later which is part of a considered way of managing vehicles to and from the vineyard there is ample parking in the farmyard.

We have had people from Australia, Germany, France, London, Scotland as well as quite a few locals.

#### Public concerns

It seems that generally people are supportive of the Premises licence and the locals that have been on a vineyard tour with wine tasting have really enjoyed it, they have seen in context what the ancillary business is and how it will work. For those that haven't made it up to the winery we have tried to answer their concerns on social media, we have offered an open-door policy throughout summer asking if anyone would like to meet us and discuss their concerns.

We held a public meeting for anyone who would like to come and have a look at the winery on the 4<sup>th</sup> October at the request of the local 'lets object' group (30 in total who had met 2 days previously) only 3 people attended the meeting in the winery after asking to meet us that night.



Wine tasting whilst being filmed for C4's Yorkshire by the Sea











### Addressing the Videos

Video's included by Smailes Moor Farm – who actually drove up a private drive.

We had a private birthday party for Ian Sheveling's (Owner) 50<sup>th</sup> Birthday in May 2023 The party started at 4pm and included the dodgems and a Miami ride, these were for the children's entertainment who were attending the party, these two rides had audible music from external speakers but was not exceptionally loud the village and all campsites were very busy with tourists as it was a perfect summers day. This was a



private party no tickets were sold, no public were in attendance only guests that were invited attended we had no issues and no complaints that day.

The funfair was booked from 4 pm-8pm. At 8pm the funfair closed the music was off and left once packed up, it was off site by 8:30-8.45pm

This was a private party for family and friends in the garden of Greenhills farm to celebrate my husband 50<sup>th</sup> birthday it is the only party we have had since we bought the farm in 2016 8 years ago and was to celebrate a significant milestone. I feel that I have to explain the party as it has been mentioned in the objections although this private family birthday party which has no relevance to the business operations. The video was 18 months ago and has no relevance to the vineyard or business especially when the birthday party was a private event with no alcohol sales and filmed by their son who was obviously not invited to the party as their holiday home, Smails Moor Farm is not used regularly and we do not know them personally.

Smails Moor Farm have also supplied a video regarding fireworks which has absolutely no relevance to Green Hills Farm it can be seen that the fireworks were let off from the beach, not by us and not anything to do with us and should not be included in the hearing.

The video of High lane in the snow looks like Christmas family movie and again has no relevance to Green Hills farm, we have never used High Lane to access our Farm or Vineyard, Greenhills has its own private drive from the main B1447 Raw pasture bank road.

I have no idea what the video of the moon is for again it has no relevance to Green Hills Farm

██████████ have taken illegal video footage of our access by driving over private land and did not have consent to film or access the land, this is illegal I can only think that this is vexatious as there are no reasons to do this and submit as an objection.

Thank you for taking the time to read this document I hope it gives you an insight into our business operations.

12:40

78%

Robin Hood's Bay 1 Oct

2w Like Reply

Top contributor  
365 days a year potentially!! 😊

2w Like Reply

wish people would just walk up to the Vineyard and check it out and actually see for themselves.  
Firstly.. its a long way from most houses and nowhere near Lower Bay. Secondly its a working farm but just fruit not smelly noisy cattle(i dont have an issue with cattle for the record i fully support all our farming). Thirdly who in their right mind wants to stop a farm selling their produce!.  
Fourthly..what are the other options for the land... build houses... camp sites or just let it go fallow and end up a fly tip. Please 🙏 go see them and see what a wonderful place they have and how they... See More



2w Like Reply

Comment as Robin Hood...

12:40

78%

Robin Hood's Bay 1 Oct

Most relevant

Top contributor  
I would suggest people read the application for this Premises license .As I said in a previous message,I am not opposed to the Winery as such, but the application includes both live music and recorded music 9.00 until 23.30pm.  
I agree with the sentiment 'live and let live', but if music can be heard across our Valley, impinging on those of us that want peace and quiet late into the evening ,then it isn't doing this is it !! I don't 'enjoy moaning' but I will voice my concern when I believe the local culture of this lovely area is to be adversely impacted upon.

2w Like Reply

Robin Hood's Bay Vineyard  
Evening  
doesn't say live and recorded music... it's a premises licence for the sale of alcohol only !!  
**NO LIVE OR RECORDED MUSIC ON THE APPLICATION ...**  
The above application says SUPPLY OF ALCOHOL on and off Monday to Sunday 09:00-23:00 these are standard licensing hours  
THIS application is different from the last .. we have REMOVED the live and recorded music ..

2w Like Reply

Robin Hood's Bay Vineyard  
Comment as Robin Hood...

A

12:40

Robin Hood's Bay 1 Oct

3w Love Reply 15

We had a fantastic time at their vineyard in Holmfirth!

3w Love Reply 3

is it a vineyard ?

3w Like Reply 2

at Holmfirth there is a vineyard, tours, a restaurant and some rather special accommodations too. Food was outstanding and as a non wine drinker, the wine was very nice too!

3w Like Reply

<http://www.holmfirthvineyard.com/>

 Welcome To Holmfirth Vineyard, Sheveling Estate... holmfirthvineyard.com

3w Like Reply 1

Write a reply...

Write a reply...

Woodstock at the back of elm grove 🤔

Comment as Robin Hood...

12:40

Robin Hood's Bay 1 Oct

Sunday 09:00-23:00 these are standard licensing hours. THIS application is different from the last... we have REMOVED the live and recorded music ..

2w Like Reply 1

Robin Hood's Bay Vineyard how is the cold? Would you like to come up to the agricultural building / winery to have a look yet?

2w Like Reply

Robin Hood's Bay Vineyard We will wait for your next open day thank you.

2w Like Reply

Write a reply...

Write a reply...

50 years ago, I remember standing outside the Laurel pub With a pint in hand, listening to the rock music coming from the old parish hall at Lingers ,fantastic happy times, it was live and live in those days. I do hope they get permission as it will make a great venue for the Bay area.

3w Love Reply 9

Comment as Robin Hood...

12:40

Robin Hood's Bay 1 Oct

Top contributor Thanks very much for your advice but I was born and bred here, so very aware of where Green Hills Farm is situated. I would be interested to see the vineyard though. I am very pleased the Owners have withdrawn their initial application to include music though, as already stated, I have no problem personally with wine being produced there.

2w Like Reply 2

Write a reply...

Write a reply...

I think it would be great for the bay, I think people just love to moan, let them crack on with it and if it's really an issue once there open then go and see them and discuss what the problem is... people are so stuck in there ways, it's time to move on and give new ideas a chance... 🤔 x

3w Love Reply 15

We had a fantastic time at their vineyard in Holmfirth!

3w Love Reply 3

Comment as Robin Hood...

Robin Hood's Bay 1 Oct

Robin Hood's Bay Vineyard unfortunately not as the premises licence is only for the top ... it's no where near Elm Grove

3w Like Reply 1

Robin Hood's Bay Vineyard Grape pressing in the winery..



2w Like Reply 1

Robin Hood's Bay Vineyard



2w Like Reply 1

Write a reply...

Thumbnail of the social media post showing the top comments and the start of the main text.

Robin Hood's Bay

1 Oct

Like Reply

I have zero issue with this happening in fact its a reason to live there. It brings happiness, class, culture, and importantly new jobs and skills to the area in a developing industry. We need more entrepreneurs like this. Brexit has screwed this country so if we can develop our local businesses I'm all for it. Even if there is some music(which they're isn't that's not what the application is for) from people enjoying themselves. Bring the happy on I say!

3w Like Reply 7

Top contributor when was the last time music was played up there loud?

3w Like Reply 1

Author Top contributor This subject came up a year or two ago when there was a similar application and I recall a poster who `i won't name, who lives locally commenting that they could hear music from some do they had up there.

3w Like Reply

Top contributor there's been one party



Comment as Robin Hood...





Robin Hood's Bay · 1 Oct ·

**Author** **Top contributor**  
This subject came up a year or two ago when there was a similar application and I recall a poster who i won't name, who lives locally commenting that they could hear music from some do they had up there.

3w Like Reply

**Top contributor**  
there's been one party in all the years they've lived up there

3w Like Reply 1

**Top contributor**  
.and the sound carried well..!

3w Like Reply

**Top contributor**  
it did, but it was a one off party and that's it

3w Like Reply 2

**Robin Hood's Bay Vineyard**  
Hi would you like to come and see us tomorrow evening and discuss your comments .. it would be lovely to enlighten you on a few things, you can ask me about the application

Robin Hood's Bay · 1 Oct ·

3w Like Reply 2

Robin Hood's Bay Vineyard  
Hi would you like to come and see us tomorrow evening and discuss your comments .. it would be lovely to enlighten you on a few things, you can ask me about the application for a premises licence to sell alcohol and we can address your concerns.

3w Like Reply 6

Robin Hood's Bay Vineyard  
when exactly was the music? Could you tell me ? Was it this year or last year or even the year before? Did you hear the music?  
Do you ever hear any music from any where else? Any other events?

3w Like Reply 5

Write a reply...

Top contributor  
Why is it great news  
,be specific please?

3w Like Reply

View 8 replies...

Robin Hood's Bay Vineyard  
Before this gets blown way out of proportion anyone with any issues

Comment as Robin Hood... GIF



Jobs. Local produce, new skills in the area, generating income within the UK, adding to the cultural development of the area. Raising the profile of Yorkshire provenence on a global scale. Effective use of land. Improving the local economy. Oxygen creating vines. Its not an amusement arcade, a bingo hall, another caravan or camping site! I could go on.... and on. This country needs to start making things again rather than importing wines from around the world coming from 5000 miles away... This is on our doorstep. Be proud of someone making a real difference. I know I am.

3w Love Reply 3

Top contributor  
Thank you for answering my question!! I don't have a problem at all with the vineyard as such. There are a lot of outlets that would sell your wine ,which I hear is very good. Is there a need to be open from 9.00am to midnight seven days a week though?

GOOD: Inspiring Hope By Storytelling, Explore Cultu...

Robin Hood's Bay 1 Oct

Top contributor Thank you for answering my question!! I don't have a problem at all with the vineyard as such. There are a lot of outlets that would sell your wine, which I hear is very good. Is there a need to be open from 9.00am to midnight seven days a week though?

GOOD: Inspiring Hope By Storytelling, Explore Cultu... good.is

3w Like Reply 1

Robin Hood's Bay Vineyard and there is the problem as I have explained above I cannot sell any wine to an 'Outlet' without a premises licence ... I cannot sell any wine at all without a premises licence .... So if I wanted to take a box of wine to the local shop to sell at 9am .. guess what I can't ..

3w Like Reply

Robin Hood's Bay Vineyard are you coming up the winery tonight it would be good to meet you

3w Like Reply

Top contributor

Comment as Robin Hood... GIF

Robin Hood's Bay  
1 Oct

Robin Hood's Bay Vineyard  
[redacted] are you coming up the winery tonight it would be good to meet you

3w Like Reply

[redacted] Top contributor  
[redacted] just because the license says 9am to 11pm doesn't mean to say that's when they are open. There's not a shop or bar at the vineyard, it's a working vineyard. Anywhere with a premises license can sell in that time frame, but most don't.. Bay / Thorpe shop will have a premises license but they don't open until 11pm serving booze x

3w Like Reply

[redacted] Top contributor  
Robin Hood's Bay Vineyard Thanks for the invitation, perhaps another time, I am actually full of cold at the moment.

3w Like Reply

[redacted]  
oo now there's a idea

3w Like Reply

1 😄

Robin Hood's Bay Vineyard  
[redacted] get well soon x

Robin Hood's Bay · 1 Oct ·

oo now there's a idea

3w Like Reply

1 😂

Robin Hood's Bay Vineyard  
get well soon x

3w Like Reply

Write a reply...

**Robin Hood's Bay Vineyard**  
Before this gets blown way out of proportion anyone with any issues please come to the winery tomorrow evening at 5pm ..  
  
just to be clear we are applying to get a licence to sell alcohol .. it's not a licence for a venue or a function room or a night club or a hotel or a pub or anything else anyone fancies throwing in there .. it's just a vineyard wanting to sell the alcohol that it makes ... because currently we cannot sell any wine to any person or retail .. we are the ONLY vineyard in the UK that cannot sell their own wine..  
so if you have concerns that the winery will turn into a pub or a wedding venue or anything else that's going round please come and have a look for yourselves at the agricultural building that holds a press tanks a destrigger and some beautiful beautiful wine ..  
oh and if we did want a wedding venue



or a night club or a hotel or a pub or anything else anyone fancies throwing in there .. it's just a vineyard wanting to sell the alcohol that it makes ... because currently we cannot sell any wine to any person or retail .. we are the ONLY vineyard in the UK that cannot sell their own wine..

so if you have concerns that the winery will turn into a pub or a wedding venue or anything else that's going round please come and have a look for yourselves at the agricultural building that holds a press tanks a destirgger and some beautiful beautiful wine ..

oh and if we did want a wedding venue, pub, night club wedding venue then we would have to go to NYCC with a full planning application with change of use .. none of the above are covered by a premises licence. All a premises licence does is allow us with a personal licence to sell alcohol.

Any questions come and see us tomorrow .. thanks Bec x

3w Like Reply 24 [Like] [Love]

[Redacted] [Redacted]

[Robin Hood's Bay Vineyard](#) it will be great if you can sell the wine you make, especially when people come on the tours. There's clearly interest in your wine. I can't wait to try it.

3w Love Reply 3 [Like] [Love]

Robin Hood's Bay · 1 Oct ·

3w Like Reply 1

Write a reply...

Robin Hood's Bay Vineyard  
Thank you to the 3 lovely locals who came to see us at the winery this evening your time and input was greatly appreciated.. a better understanding all round xx

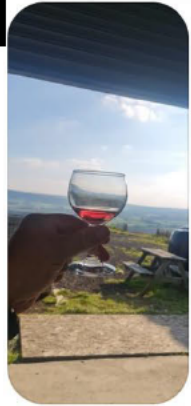
3w Like Reply 3

Ian & Becki, sorry I didn't realise it was on, doh. Simpler solution might be if they just turned there hearing aids down in future

3w Like Reply 2

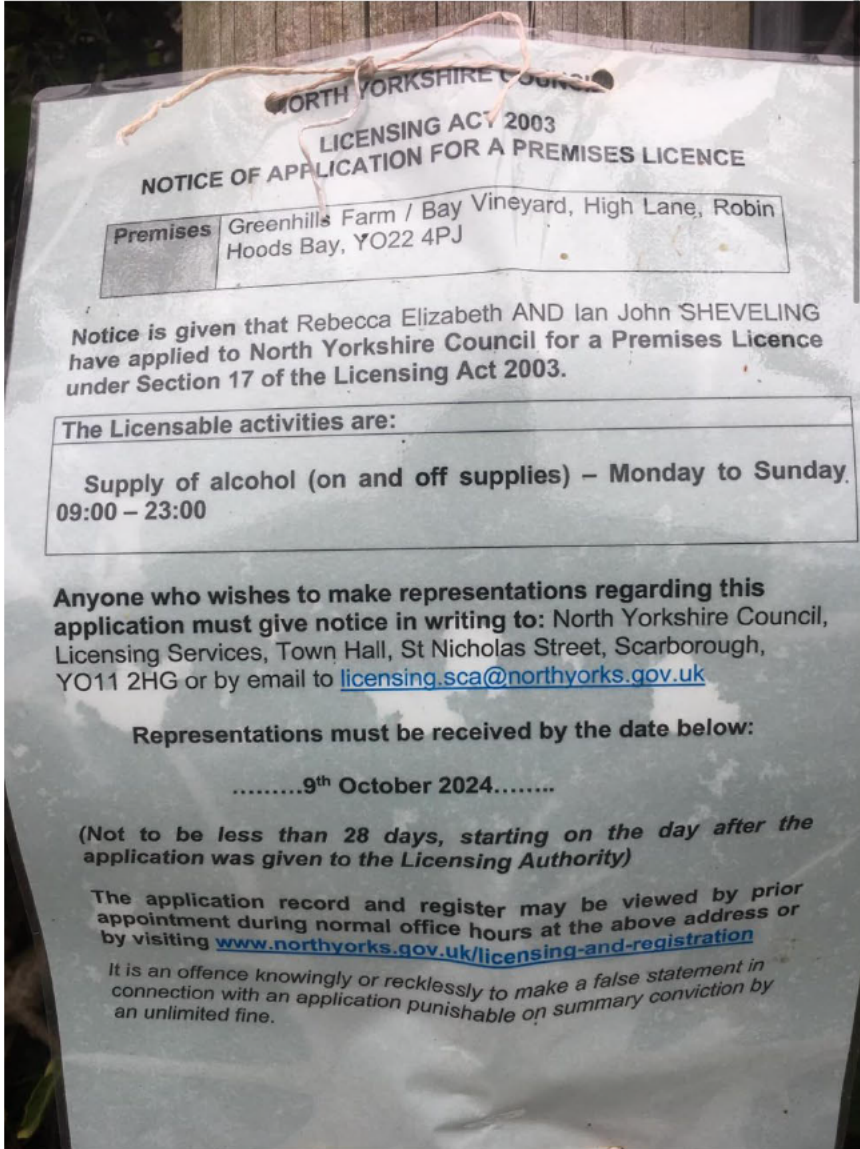
Write a reply...

Write a reply...



2w Love Reply 2

Comment as Robin Hood... GIF



Love Comment Send Share

You and 51 others

2 shares

All comments

Comment as Robin Hood... GIF



< [Redacted] Robin Hood's Bay · 1 Oct · [Redacted]



All comments ▾

[Redacted] [Redacted]  
 Great news for the Bay and for Yorkshire if this comes off. Let's get behind this business. Something we should all be proud of! GO SHEVELING!

3w Love Reply 6

[Redacted] Author Top contributor  
 [Redacted] do you live here?

3w Like Reply

[Redacted] [Redacted] gradually moving over [Redacted] Split our time between Leeds and the Bay just renovating our house first.

3w Like Reply 1

[Redacted] Top contributor  
 [Redacted] you might regret that comment as the vinyard looks across the Bay and when they have music ...., X.

3w Like Reply 3

[Redacted] [Redacted] I have zero issue with this happening in fact its a reason to live there. It brings happiness, class, culture, and importantly new jobs and skills to the area in a developing industry. We need more entrepreneurs like this. Brexit has

Comment as Robin Hood...

3w Like Reply 3

I have zero issue with this happening in fact its a reason to live there. It brings happiness, class, culture, and importantly new jobs and skills to the area in a developing industry. We need more entrepreneurs like this. Brexit has screwed this country so if we can develop our local businesses I'm all for it. Even if there is some music(which they're isn't that's not what the application is for) from people enjoying themselves. Bring the happy on I say!

3w Like Reply 7

Top contributor when was the last time music was played up there loud?

3w Like Reply 1

Author Top contributor This subject came up a year or two ago when there was a similar application and I recall a poster who `i won't name, who lives locally commenting that they could hear music from some do they had up there.

3w Like Reply

Top contributor

Robin Hood's Bay 1 Oct

contributor  
it did, but it was a one off party and that's it

3w Like Reply 2

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3w Like Reply 6

**Robin Hood's Bay Vineyard**  
when exactly was the music? Could you tell me ? Was it this year or last year or even the year before? Did you hear the music?  
Do you ever hear any music from any where else? Any other events?

3w Like Reply 5

Write a reply...

**Top contributor**  
Why is it great news, be specific please?

3w Like Reply

View 8 replies...

**APPLICATION FOR A PREMISES LICENCE FOR GREENHILLS FARM, BAY VINEYARD, HIGH LANE, ROBIN HOODS BAY, NORTH YORKSHIRE, YO22 4PJ**

CONDITIONS TO BE ATTACHED TO THE LICENCE.

1. Offered condition 1) to be amended to read The Premises will operate only as a farm, vineyard and winery.

Reason. To prevent the operation of the premises as a wedding venue, country pub or party venue.

2. Only wine produced at the Holmfirth premises and Bay Vineyard to be available for sale on or off the premises. No other alcoholic beverage to be made available at any time.

Reason. To prevent the premises being used as a wedding venue, country pub or party venue. Access to the premises may only be had via very narrow single track rough roads with no passing places. Vehicles attempting to pass each other present a significant risk to public safety, particularly at night because North York Moors National Park Authority (NYMNP) has a strict dark skies policy in place. One van has already had to be rescued from a drainage ditch.

3. Tasting to take place only within the barn/winery.

Reason. External illumination of the building will not be allowed because of the strict dark skies policy of NYMNP and having people outside tasting wine presents a risk to public safety, particularly as daylight fades in early spring and autumn. It is noted that the applicants wish to hold tastings amongst the vines. It is a safety risk to do this on possibly uneven ground, holding a glass of wine. The licenced area is too close to Copsella Farm, and this creates the potential for nuisance to the owners of it.

4. No food to be available at any time other than as nibbles at the tasting table.

Reason. To prevent the premises being used as a party venue, country pub or wedding venue because the noise would be a disturbance to residents. Last year when the business was operating on a series of Temporary Event Notices a large party was held at the premises with loud music, lights, illumination and a fairground ride causing distress to residents. Because this is a very rural area, such events held on a regular basis would have a detrimental effect on the peace of the area, giving rise to public nuisance as well as having a negative impact on the wide variety of wildlife.

5. No performance of plays will take place.  
No performance of films will take place.  
No performance of sporting events will take place.  
No performance of wrestling events will take place.  
No performance of live music indoors or outdoors will take place.  
No performance of recorded music indoors or outdoors will take place  
No performance of dance will take place.  
No late-night refreshment will be provided.

Reason. It is noted that these boxes on the application form are left blank but residents feel it wise to specifically proscribe them as a condition of the license, particularly the playing of live and recorded music, so as to eliminate the possibility of the premises becoming a party or wedding venue which, as described above, causes public nuisance to a small village with a population of around 2000 people.

The area on the seaward side of the tasting shed is like an amphitheatre; there is nothing to absorb or baffle the sound between Ravenscar and Ness Point.

6. Opening hours to be 0900 to 1600 from November 1<sup>st</sup> to March 31<sup>st</sup> and 0900 to 1900 from April 1<sup>st</sup> to October 31<sup>st</sup>.

Reason. To help preserve the peace and quiet of a rural area. Access to the winery cannot be illuminated due to the dark skies policy already mentioned. These opening hours will support the Licensing Objective of public safety.

7. The maximum number of people allowed to be in the tasting barn at any one time not to exceed 105. This condition replaces offered condition 5).

Reason. It is difficult to do precise calculations based upon the plan of the barn so far available, but it appears that the total floor space is about 79 sqm. It also appears that about 25% is taken up with tasting tables and other equipment necessary for the business. According to Cvent, (an event management company), 0.577 sqm (6sq ft) per person is recommended, so taking their advice, standing customers should not exceed 105. More than that would tend to militate against public safety in a confined space. Notwithstanding that, there is no mention in any of the documents so far presented by Mr. and Mrs. Sheveling of parking facilities or traffic control.

8. No bottles to be tipped into containers between 2100 0800.

Reason. Whilst essential this can be a very noisy procedure and will be a public nuisance because of the way sound carries in this location

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Other concerns. It is assumed that empty bottles will be recycled and that a certain amount of trade waste generated. Where will these items be contained until processed?

The photograph referred to in 5. Above shows a barn which has been demolished and replaced by one that appears on the plan. It is an industrial building and will be used as the winery and tasting room. If there is no sound insulation there is the propensity of public nuisance when full of people.