

# APPENDIX B

Mark Biles and Sarah Stacey-Biles

Hampshire, SO24

06/10/2024

North Yorkshire Licensing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG  
By email

Dear Sirs

**Premises Licence Application No. 043975: Bay Vineyard, Greenhills Farm, High Lane, Robin Hood's Bay, North Yorkshire YO22 4PJ**

Please find herewith our representation objecting to the above licence application.

We are holidaymakers with a strong family lineage in Robin Hood's Bay and greatly look forward to our regular visits to enjoy the peaceful tranquillity and costal landscape heritage with our young children every year. We are still deeply concerned by the further licence application for the above premises which includes the playing of live musical events and playing of recorded music 7 days per week. These proposals are excessive, disproportionate and will cause the following public nuisance and harm if approved.

### **Public nuisance**

The premises are located within the North York Moors National Park. The noise from the proposed licence would have a significant detrimental impact on the statutory purpose of the National Park to preserve its special qualities including peace, tranquillity, and coastal wildlife value.

No mitigation is proposed to manage the impact of noise from the proposed licence. This is inconsistent with the restrictions imposed on the pubs and other licensed premises in Robin Hood's Bay which are not permitted to play music outdoors.

The Greenhills Farm premises lies on higher ground above Bay. The noise from the proposed music playing would be funnelled down towards Mount Pleasant where we stay during the summer holidays due to the nature of the topography and way the natural acoustics work. On this basis, it would be very difficult to mitigate the noise impact from the proposed licence without causing a public nuisance.

### **The protection of children from harm**

The playing of music 7 days per week to 23:00 in the evening would impact on our children's sleep on a summer evening when the windows of the holiday home are typically open at night due to the seasonal temperature. We are therefore concerned that the proposed licence and timing of music playing would cause harm to our children as well as the children of residents and other holidaymakers in the village and adjoining campsites to the Greenhills Farm premises.

### **Public safety**

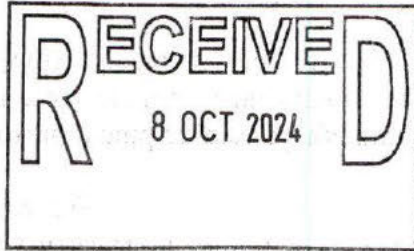
Existing access to Greenhill Farm is via a narrow single lane farm track with no pedestrian footways and insufficient passing places for motorised vehicles. The proposed licence would result in an increase in traffic and risk to public safety. The proposed licence condition 5 refers to 'pre-booked events for over 499 people'. However, no information is included in the licence information to quantify the traffic impact and how this will be managed during the proposed hours of operation. Without this information the licence application is unable to sufficiently demonstrate it would comply with the public safety requirements of the Licensing Act and should therefore be refused.

**Related matters**

Separate from the licence application, the proposals for wine tasting tours and events constitute a material change of use from the current agricultural use of the premises and would therefore require planning permission. No planning application has been submitted to date to enable the activities listed within the above premises licence to take place lawfully on the land. This could lead to planning enforcement measures if not managed appropriately as part of the statutory planning process by the Local Planning Authority.

Yours faithfully,

Mark Biles and Sarah Stacey-Biles



Robin Hood's Bay  
YO22 [REDACTED]

North Yorkshire Licensing Services  
Town Hall  
St Nicholas Street  
Scarborough YO11 2HG

7<sup>th</sup> October 2024

Dear Sir/Madam

Application for a Liquor Licence for Bay Vineyard, Greenhills Farm,  
Robin Hoods Bay, YO22 4PJ dated 10/09/2024

We wish, once again, to register our objection to the above application for an alcohol licence.

The application is for up to 500 people, at any one time, to be allowed to sample wine from 0900 hours each morning until 2300 hours at night. This appears to have the potential to create a situation which would turn the venue into a party, or indeed, a wedding venue. There would be no restriction on the music that could be played, both inside and out. The geography of the Bay creates a situation in which sound carries and it would be very disturbing for residents all around the Bay, especially those who live nearby.

The volume of people allowed would require a large number of cars. The principal access is a narrow, unlit lane. Further roads are totally unsuitable for anything but local traffic. To increase the volume would cause much disturbance and possibly danger, to those living nearby.

It seems to us that the application for a liquor licence, whilst appearing harmless, has the potential to irreparably damage the whole area and we would ask you to reject it.

Yours faithfully

[REDACTED]

Andrew and Valerie Burbidge

**From:** [REDACTED]  
[Licensing \(SCA\)](#)  
**Subject:** Alcohol Licensing Application, Bay Vineyard/Greenhills Farm, YO22 4PJ  
**Date:** 07 October 2024 13:07:32

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James Carson

[REDACTED]  
Robin Hoods Bay  
Whitby  
North Yorkshire, YO22 [REDACTED]

7th October 2024

**Re: Alcohol License Application Bay Vineyard, Greenhills Farm, Highland, Robin Hoods Bay, North Yorkshire, YO22 4PJ**

I am writing to object to the above alcohol license application.

Whilst I have no objection to the granting of an Off Sales license so the Vineyards wine can be sold for consumption off the premises, I feel the scope of their application could potentially have major negative impacts on our small, rural and tranquil community.

If an Off Sales license were to be granted then this would clearly serve the applicants well and in accordance with their stated aims in Part 3 of the application.

If however the application is granted in its current form my objections are based on the following:

**The effect on the environment and the whole community**

Large outdoor gatherings with music and alcohol consumption late into the evening will have a hugely negative effect on the rich and diverse wildlife in and around the immediate area. The site is extremely close to a Site of Special Scientific Interest. Potential noise and visitor numbers from 9.00 am to 10.30pm will degrade the peaceful quiet enjoyed by residents, visitors and wildlife.

**Traffic and Safety**

The application would allow gatherings of up to 499 persons. The road system simply could not cope with these numbers.

The Vineyard operates in The North York Moors National Park, an area which has been awarded an International Dark Sky Reserve status. Lighting required to ensure public safety, at large gatherings, will have a seriously detrimental effect on this.

**Noise Disturbance**

The conditions of the application would allow for both live and recorded music to be played either indoors or outdoors. This would allow a huge degree of noise pollution in a quiet residential village.

**Use of the premises as an entertainment venue**

Because of the scope of this application it would effectively allow the vineyard to be used as an entertainment venue rather than their stated aim of being a vineyard offering wine tasting and off-sales of their produce. This use as an entertainment venue is wholly inappropriate for our village location.

Because of these concerns, if the license is granted as it is, I would ask that the following conditions are applied to ensure that the applicant trades in line with their stated aims and to avoid any of the above negative outcomes.

**Suggested Conditions to be applied:**

**Music** No music to be played outdoors. Indoor music to be strictly monitored and all doors and windows to be closed.

**Visitor Numbers** No more than 40 persons to be allowed at any time to avoid traffic problems and large gatherings.

**Opening Hours** A limit of opening hours for the sale of alcohol should be in operation from 9.00 am to 8.00 pm.

**Alcohol Sales** Alcohol sales should be limited to wine only with a prohibition of sales of beers or spirits.

**Planning** The granting of any license must be conditional on the granting of the appropriate planning permissions in order to avoid the circumvention of any current permissions in place.

In conclusion I feel that by either granting an Off-Sales license only or applying the above conditions the vineyard will be able to operate in line with their stated aims and expand its business in a way that is compatible with the community within which it operates.

James R. Carson

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Application for Premises Licence at Green Hills Farm/ Bay Vineyard,High Lane ,Robin Hoods Bay,YO224PJ  
**Date:** 27 September 2024 19:46:28

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Dear Sir/ Madam,

I wish to register objections regarding the Application for a Premises licence at Green Hills Farm/ Bay Vineyard, Robinhoods Bay YO224PJ.

The application proposes that alcohol will be sold 7 days per week from 9 am to 11pm.

All approach roads to Green Hills Farm/ Bay Vineyard are single track roads, with some uneven areas on the road surface which are a trip/ slip hazard for pedestrians. There are no emergency passing places, or street lights. With limited visibility, emergency access would be difficult.

I am therefore objecting to the application on the grounds of public safety.

Green Hills Farm/ Vineyard is described on their website ([bayvineyard.co.uk](http://bayvineyard.co.uk)) ,as nestling above Robinhoods Bay. The Bay forms a natural bowl, its a very quite area ,any noise, music ,recorded or live reverberates around the bay. Having a detrimental effect on the area and residents living in Robinhoods Bay. I therefore wish to object to the application on the grounds of public nuisance.

I am also objecting to the application regarding the Prevention of Crime and Drunken Disorder. If the application is granted alcohol will be consumed from 9 am until 11 pm seven days per week , affectively extending provision, beyond the hours of the local public houses. With the likely hood that the transiting movement of Noisy boisterous groups through and around the village .

The applicants also have another Vineyard in Holmfirth, may I refer you to their website ([holmfirthvineyard.com](http://holmfirthvineyard.com) ).Advertising Weddings, Afternoon Teas, Dinning and accommodation. This is a venue rather than just a Vineyard. I feel that if this application is granted Green Hills Farm/ Bay Vineyard will also become a venue. Having a detrimental effect on the area.

In view of all the above I would urge the Licensing Authority to refuse the Application.

Yours Faithfully

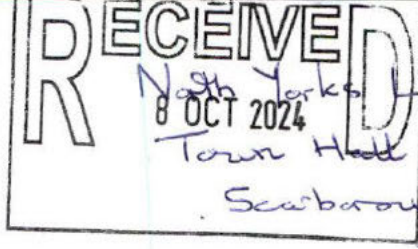
Sally and Paul Delaney

[REDACTED]  
[REDACTED]  
Robinhoods Bay,  
North Yorkshire  
YO22 [REDACTED]  
[REDACTED]

.Senton from [Outlook for Android](#)



Whitby Road  
Robin Hoods Bay  
YO 22 4 [REDACTED]



Licensing Services

Dear Sir/Madam

License Application for Greenhills Farm

High Lane, Robin Hoods Bay YO22 4PJ

We have concerns regarding the licence for the above, namely public safety & prevention of public nuisance.

Greenhills Farm is only accessible via single track lanes which are certainly not suitable for extra traffic or catering for events of up to 499 persons.

The private road access is situated on a blind hill top. In summer visitors park all the way up Whitby Road to their road junction so coming in and out of this blind entrance onto a 60 m.p.h road is ever more hazardous.

Other routes into the Winery are Smay Lane and High Lane (which I Note is their postal address). To access the winery from High Lane means negotiating a sharp bend into a particularly narrow part of Smay Lane.

At this point it is impossible for people walking in the lane + cars to pass each other due to the steep banks on either side of the road.

Approaching Smay Lane from Whitby Road is another concealed entrance. Once again there are no passing places and an open dyke runs down the side of the lane draining the farmers fields, so it certainly couldn't accomodate extra traffic. There has been 2 incidents this year already without extra traffic + this is not taking into consideration the many walkers that use these lanes.

Smay lane + High Lane are very popular with walkers, locals + holiday makers. Many families with dogs + children come up the lane + horse riders use it too, making this a serious public safety issue.

We live in a designated dark skies area so with no lightning it would be a public safety issue having people on their premises + on the lanes after dark.

We regard having music on the premises



a public nuisance. The premises, an agricultural barn, is situated on the top of a hill so it is like an amphitheatre & the music can be heard not just in our village but the surrounding area too. We experienced this when they had a private event last year. We didn't mind this one off but to be allowed to have music for 499 persons 365 days of the year until 11 p.m. at night would certainly be a public nuisance not just to residents, but holiday makers too and our wildlife.

The agricultural building with 2 huge shutter doors is certainly not big enough for such large gatherings. Unless smaller doors were used & the building sound proofed there would be problems with public nuisance from noise once again, if these huge doors stood open.

We understand that the Shevlings need to sell their wine and online is very popular these days but very small groups of wine tasters having nibbles with no music would be acceptable. We cannot risk

4.  
people's lives on our beautiful  
enjoyable traditional country lanes.



M. ELLAM

D. ELLAM

[REDACTED]  
Fylingthorpe  
Whitby  
North Yorkshire  
YO22 [REDACTED]  
2<sup>nd</sup> October 2024

Ref .Notice of Application For a Premises Licence.  
Premises: Green Hills Farm/Bay Vinyard,  
High Lane,  
Robin Hoods Bay,  
YO22 4PJ

Dear Sir/Madam

I am writing to set out my objections to the above application.

Firstly, the three road exits from High Lane, which all cross Smay Lane, would in my opinion cause risk both to customers and people travelling on the B15447. This is the main road out of Robin Hoods Bay. One of these exits onto a four-road junction, near to Old St Stephens Church. A second exits directly onto a sharp bend next to Holders Caravan Site. The third exit is used by residents of Elm Grove . These are all narrow country lanes, used mainly by dog walkers and ramblers.

Secondly, as you will no doubt be aware, the three villages, Robin Hoods Bay, Fylingthorpe and Raw, share the same valley. Any noise reverberates across this valley. The supply of alcohol from 9.00am -23.00 pm would no doubt cause noise as well as light pollution at night.

Thirdly, Robin Hoods Bay and Fylingthorpe already have adequate Licensed Public houses .

In conclusion I believe approval of this Licence application would be both unsafe to the public and would offer nothing positive for both residents or visitors to this area of outstanding beauty.

Yours Sincerely

Trish Fewster( Mrs)

Mrs Lynn Foreman,

██████████  
██  
Robin Hoods Bay

YO22 ██████████

8th October 2024

North Yorkshire Licensing Services

Town Hall

St Nicholas Street

Scarborough

YO12 2HG

Subject: Objection to Licensing Application (with no reference number) for Bay Vineyard, Greenhills Farm, Highlane, Robin Hood Bay, YO22 4PJ, applicants Mrs R. Sheveling & Mr I Sheveling

Dear Sir/Madam

I wish to strongly object to the Licensing Application (with no reference number provided on the Council Web) and ask that it be rejected.

I am aware that this is the second licensing application submitted for Bay Vineyard, Greenhills Farm, Highlane, Robin Hood Bay, YO22 4PJ, applicants Mrs R. Sheveling & Mr I Sheveling in the last twelve months.

If I understand correctly the previous application was submitted in March 2024 (Application Ref: 042975) and was subsequently withdrawn by the applicants.

I will now turn my attention to the latest (October 2024) Licensing Application (with no reference number) and why I believe it should be rejected.



It is my understanding that before the Council's Licensing Authority will issue a licence it must be satisfied that the applicant has complied with the four key objectives of the Act:

1. To prevent crime & disorder
2. To look after public safety
3. To protect children from harm
4. To prevent public nuisance

I request that it is rejected because in my opinion **this application FAILS on ALL FOUR of these KEY OBJECTIVES:**

**1. To prevent crime & disorder**

- 1.1 There is already insufficient visitor parking in the area. Additional vehicles for deliveries, staff and customers etc will put further strain on parking in the area. In busy times this has already led to heated arguments, car damage and property damage. More vehicles in the area will exacerbate the situation.
- 1.2 More people more litter.
- 1.3 More vehicles more pollution and congestion.
- 1.4 More people more noise.

**2. To look after public safety**

- 2.1 It would appear that the road to the site (venue? locale?) will only be wide enough to carry one vehicle in one direction at a time. What happens when there is traffic (more than one vehicle) on the road?
- 2.2 The area has no obvious street lighting so this is a clear danger.

- 2.3 There is no footpath (for pedestrians) or a cycle lane.
- 2.4 If a vehicle is on the road and a pedestrian is on the road at the same time, this is a clear danger, especially for children or the elderly.
- 2.5 No obvious parking for the site - where are the visitors going to park?
- 2.6 Point 2.5 is backed up by the point that one person who currently works at the vineyard currently parks in front of my house. Where are the rest of the staff going to park?
- 2.7 One junction that takes you to the site from the main Robin Hoods Bay road has a sharp turn, is on the bus route and has a footpath close by - this is another safety concern.
- 2.8 A venue that requires a license will require deliveries by HGV, etc. Vehicles over 7.5 tonnes require a road of a certain width, etc and I am not convinced that the access roads currently meets this legal requirement from the highway junction to the site. This needs checking and enforcing.
- 2.9 The current access road is in poor condition. This must be a serious health & safety concern.
- 2.10 Please remember that on the other side of the road there is a camp site, which is a very short distance from the site (venue? locale?), which will include it's fair share of children and the elderly. So in addition to local residents there will be holiday makers in the area.

### **3. To protect children from harm**

- 3.1 As identified 2.3 there is no footpath (for pedestrians) or a cycle lane this will put children at risk.

- 3.2 As identified in point 2.7 the footpath at one junction is a particularly vulnerable spot for children walking to school or going to catch a bus or going to the corner shops or going out to play.
- 3.3 The additional noise from the site which would be permissible until 23:00 EVERY NIGHT will have an impact on the sleep of a number of children in the area. A child without proper sleep walking to school or playing outside is a clear and obvious hazard.

#### 4. To prevent public nuisance

- 4.1 Allowing the site to stay open and sell alcohol until 23:00 will cause a public nuisance. It is logical to assume that customers will make noise until 23:00 and so will their vehicles when they leave the area. Typically, neither children or the elderly go to bed after 23:00 this is going to have an impact on numerous local residents lives. This is unacceptable because it impinges on a person's **right to sleep** under the guidelines for granting licences.
- 4.2 I personally go to bed at 21:00. If there is going to be increased noise in the area (until 23:00 for the reasons outlined above), clearly this is not going to continue. I, and others, will to be inconvenienced (disrupted) until 23:00 at night - in my opinion this is the absolute definition of a public nuisance and my **right to sleep**.
- 4.3 Obviously there will be elevated level of noise from the increased number of vehicles, including delivery lorries and it will be permissible until 23:00 at night. .
- 4.4 In my opinion excessive noise will be audible at local dwellings.

I wish strongly object to the Licensing Application (with no reference number) to prevent crime & disorder, to look after public safety, to protect children from harm, to prevent public nuisance for the reasons stated above.

Yours Sincerely

Lynn Foreman



Mr Richard Foreman,

██████████  
██  
Robin Hoods Bay

YO22 ██████████

7th October 2024

North Yorkshire Licensing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO12 2HG

Subject: Objection to Licensing Application (with no reference number) for Bay Vineyard, Greenhills Farm, Highlane, Robin Hood Bay, YO22 4PJ, applicants Mrs R. Sheveling & Mr I Sheveling

Dear Sir/Madam

If I understand correctly the previous application was submitted in March 2024 (Licensing **Application Ref: 042975**) and was for:

- E. Performance of live music (indoors & outdoors) - Monday to Sunday from 9:00 to 23.30*
- F. Playing of recorded music (indoors & outdoors) - Monday to Sunday from 9:00 to 23.30*
- J. Supply of alcohol for consumption ON and OFF the premises - Monday to Sunday from 9:00 to 23.30*

and was **withdrawn by the applicants.**

It is my understanding, according to Scarborough Council's website, that the latest application (with no reference number provided on the Council Web) is for:

*'Supply of alcohol from 9:00am to 11.00pm - Monday to Sunday'*

Despite limiting the latest application to the supply of alcohol from 9:00 to 23.00 Monday to Sunday unfortunately the majority of problems remain the same as before (the previous application) and I must object to this licensing application and ask that it is rejected.

Specifically, I wish to object to the Licensing Application (with no reference number) **on the grounds of Public Nuisance** and ask that it be rejected, because:

*"If the licensing application is granted then there will be potentially a significant public nuisance that endangers the property, morals or comfort of the public or obstructs the public in the exercise or enjoyment of rights common to all."* Namely:

The application is to supply alcohol from 9:00 to 23:00 for 365 days a year! This would cause a significant public nuisance, not just to myself, but to other local residents who live near the venue.

Will I, and other local residents, have to change our sleep patterns because there will be additional noise presumably from customers, the increased number of motor vehicles including large delivery lorries, etc and in all likelihood additional staff and their associated vehicles until 23:00 at night? I go to bed at 21:00, am I going to have to wait until after 23:00 when the noise stops before I go to sleep? There will be a number of local residents similarly affected - this is unacceptable.

I believe the additional noise until 23:00 at night will significantly interfere with my (and other local residents) **right to sleep**.

Will I, and other local residents, have to keep our windows closed at all times to try and minimise the additional noise denying us the opportunity of fresh air, etc and enjoyment of our property? Again this is unacceptable.

Will I, and other local residents, have enjoyment of our property significantly reduced because if we sit outside we will be subjected to the public nuisance of the additional noise from 9:00 to 23:00 for 365 days a year? Once again this is unacceptable.

I must also point out that the venue is in a 'Bay' - Robin Hoods Bay and particular attention need to be paid to how noise from this venue will travel around the area and cause public nuisance to myself and other local residents.

I wish to strongly object to the Licensing Application on **the grounds of Public Nuisance**, for the reasons stated above.

Yours Sincerely

Richard Foreman

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Greenhills Farm Bay Vinyard  
**Date:** 08 October 2024 21:08:52

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Dear sir/Madam,

I am writing to express our concerns regarding the notice of application for a premises license for Greenhills Farm, Bay Vinyard, Robin Hoods Bay.

Whilst we do not object in principle to the Vinyard selling their produce and providing tours during daylight hours we have concerns / objections to the proposed licensing times of 9 am to 11pm Monday to Sunday. Serving alcohol late into the evening would cause potential hazards for public safety as both access roads leading up to the property are single track and unlit. If lighting was to be installed this would have a huge impact on the area and wildlife as we are in a designated international dark skies reserve.

Licensing late into the evening, would be a hazard and a nuisance for local residents with increased traffic and noise. A number of vehicles have also become stuck in the drainage ditch at the side of Smay Lane due the lack of lightning and narrowing of the road.

Yours sincerely

Mrs R Foster

[REDACTED]

Robin hoods bay

Yo22 [REDACTED]



**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Cc:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**Subject:** Re: Premises license for Green Hills Farm, Bay Vineyard, High Lane, Robin Hood's Bay, N. Yorks Yo224PJ (with signature) and photos  
**Date:** 06 October 2024 14:36:25  
**Attachments:** [Screenshot 2024-10-06 at 13.15.13-2.png](#)  
[Screenshot 2024-10-06 at 13.15.13-2.png](#)

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Apologies, our signature / names were missed off this email below.  
Here it is again

**From:** maria gilhooley [REDACTED]  
**Subject:** Premises license for Green Hills Farm, Bay Vineyard, High Lane, Robin Hood's Bay, N. Yorks Yo224PJ  
**Date:** 6 October 2024 at 13:22:34 BST  
**To:** [REDACTED]

Mr & Mrs Gilhooley

[REDACTED]  
Robin Hood's Bay  
Whitby  
N. Yorks  
YO224 [REDACTED]  
6th October 2024

Dear Sir/Madam

We write in respect of the application for a premises license for Green Hills Farm, Bay Vineyard, High Lane, Robin Hood's Bay, N. Yorks Yo224PJ

We live right next to Green Hills. We are in fact in the middle of the vineyard and have deep concerns based on Public safety and Prevention of Public Nuisance.

We wish Mr & Mrs Sheveling well in their endeavour to operate as a farm, vineyard and winery but feel conditions should be attached to the granting of this license to protect the village from the negative impact of the vineyard becoming a party or pub venue. Vineyards worldwide have successful businesses where wine can be purchased for off site consumption and we feel off site consumption is sensible solution to some of the issues raised below.

Access to Green Hills is either situated on a lane off a dangerous bend on Whitby Road or by Satellite navigation referring traffic to Smay Lane. Both are narrow single track lanes with no passing places. These lanes are unlit as North York Moors National Park Authority (NYMNP) have a strict dark skies policy. This presents safety risks particularly at night for volumes of traffic trying to pass each other, if this application was permitted without material alteration.

Lost vehicles directed wrongly by Sat Nav periodically end up in the drainage ditch on Smay Lane damaging the road, making it impossible for locals to leave or enter their homes. NYCC have recently made repairs to Smay Lane due to vehicles crashing into the ditch, making the road dangerously impassable. Some of the newly placed reflective posts for visibility to avert danger have since been destroyed by vehicles as these lanes are truly tricky to navigate, especially when trees and vegetation seasonally make it hard to see where the ditch is. This unsuitable access coupled with an on-premises alcohol license is a terrible idea.

My family and I are extremely worried about sound pollution. The Bay is a natural amphitheatre and sound travels. The music at a previous function held by the Shevelings at Green Hills could be heard in the next village of Fylingthorpe.

My family and I were kept awake by drum and bass till 2:30 in the morning. Many cottages have bedrooms in the eaves where out-door sound is amplified.

The impact this noise pollution would have on the village residents and the wildlife would be considerable.

In addition to concerns about safety, noise from up to 500 people giddy from wine tasting leaving the venue at night would be unbearable.

- Due to public safety access - only wine produced at the Holmfirth premises and Bay Vineyard to be available for sale for consumption off the premises. No other alcoholic beverage to be made available at any time.
- Due to dark skies policy and risk to public safety wandering the fields at dusk or in darkness with glasses or bottles and in close proximity to our home - Tasting to take place only within the current barn.

- Due to noise disturbance, public nuisance and negative impact on the wide variety of wildlife - No food to be available at any time other than nibbles at the tasting table.
- No exhibition of films will take place.
- No indoor sporting 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.

- Operating hours suggested to support the licensing objective of public safety - Opening hours to be 0900 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>
- Due to the floor area in the barn and public safety in a confined space, parking facilities or traffic control - The maximum number of people allowed to be in the tasting barn at any time to be 105.
- Due to public nuisance of sound travel - No bottles to be tipped into containers between 2100 and 0800. Will empty bottles be recycled? Where will this waste be contained until collected or recycled?

We feel Licensing and Planning should be considered together. Have the Shavelings made any approaches to NYMNP or North Yorkshire Council regarding the widening of access roads to their premises or the installation of illumination on any of the roads?

We value nature and our peace and it's why we live among fields, up a small lane in a tiny village. Having a party venue or pub/wedding destination (for example like the Shavelings Homfirth venue) imposed upon us; would be a risk to Public safety, be a Public Nuisance, be distressing in the extreme to us personally and a disturbance to the small residential population of 2000 people or so.

Yours faithfully

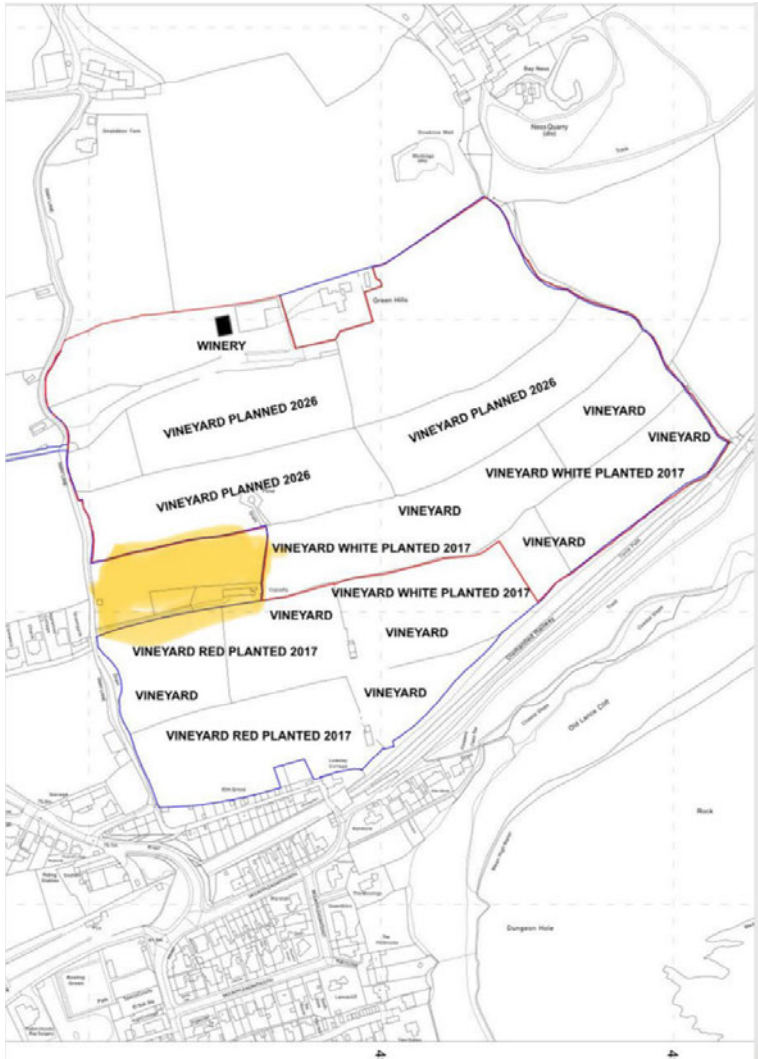
Mr & Mrs Gilhooley

FYI: This is how close the vineyard is to our garden and Elm Grove.



<IMG\_9499.jpeg>

Our property highlighted in yellow in relation to the vineyard.



<Screenshot 2024-10-06 at 13.15.13.png>

Smay Lane with ditch to the side. The lane to Green Hills also crosses Smay Lane.



<VADF8119.jpeg>

On 6 Oct 2024, at 14:17, maria gilhooley [REDACTED] wrote:

Begin forwarded message:

**From:** maria gilhooley [REDACTED]  
**Subject:** Premises license for Green Hills Farm, Bay Vineyard, High Lane, Robin Hood's Bay, N. Yorks Yo224PJ  
**Date:** 6 October 2024 at 13:22:34 BST  
**To:** [REDACTED]

Mr & Mrs Gilhooley  
[REDACTED]  
Robin Hood's Bay  
Whitby  
N. Yorks  
YO22 [REDACTED]  
6th October 2024

Dear Sir/Madam

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consumption is sensible solution to some of the issues raised below.

Access to Green Hills is either situated on a lane off a dangerous bend on Whitby Road or by Satellite navigation referring traffic to Smay Lane. Both are narrow single track lanes with no passing places. These lanes are unlit as North York Moors National Park Authority (NYMNP) have a strict dark skies policy. This presents safety risks particularly at night for volumes of traffic trying to pass each other, if this application was permitted without material alteration.

Lost vehicles directed wrongly by Sat Nav periodically end up in the drainage ditch on Smay Lane damaging the road, making it impossible for locals to leave or enter their homes. NYCC have recently made repairs to Smay Lane due to vehicles crashing into the ditch, making the road dangerously impassable. Some of the newly placed reflective posts for visibility to avert danger have since been destroyed by vehicles as these lanes are truly tricky to navigate, especially when trees and vegetation seasonally make it hard to see where the ditch is. This unsuitable access coupled with an on-premises alcohol license is a terrible idea.

My family and I are extremely worried about sound pollution. The Bay is a natural amphitheatre and sound travels. The music at a previous function held by the Shevelings at Green Hills could be heard in the next village of Fylingthorpe.

My family and I were kept awake by drum and bass till 2:30 in the morning. Many cottages have bedrooms in the eaves where out-door sound is amplified.

The impact this noise pollution would have on the village residents and the wildlife would be considerable.

In addition to concerns about safety, noise from up to 500 people giddy from wine tasting leaving the venue at night would be unbearable.

- Due to public safety access - only wine produced at the Holmfirth premises and Bay Vineyard to be available for sale for consumption off the premises. No other alcoholic beverage to be made available at any time.
- Due to dark skies policy and risk to public safety wandering the fields at dusk or in darkness with glasses or bottles and in close proximity to our home - Tasting to take place only within the current barn.
- Due to noise disturbance, public nuisance and negative impact on the wide variety of wildlife - No food to be available at any time other than nibbles at the tasting table.
- No exhibition of films will take place.
- No indoor sporting 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.

- Operating hours suggested to support the licensing objective of public safety - Opening hours to be 0900 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>
- Due to the floor area in the barn and public safety in a confined space, parking facilities or traffic control - The maximum number of people allowed to be in the tasting barn at any time to be 105.
- Due to public nuisance of sound travel - No bottles to be tipped into containers between 2100 and 0800. Will empty bottles be recycled? Where will this waste be contained until collected or recycled?

We feel Licensing and Planning should be considered together. Have the Shevelings made any approaches to NYMNP or North Yorkshire Council regarding the widening of access roads to their premises or the installation of illumination on any of the roads?

We value nature and our peace and it's why we live among fields, up a small lane in a tiny village. Having a party venue or pub/wedding destination (for example like the Shavelings Homfirth venue) imposed upon us; would be a risk to Public safety, be a Public Nuisance, be distressing in the extreme to us personally and a disturbance to the small residential population of 2000 people or so.

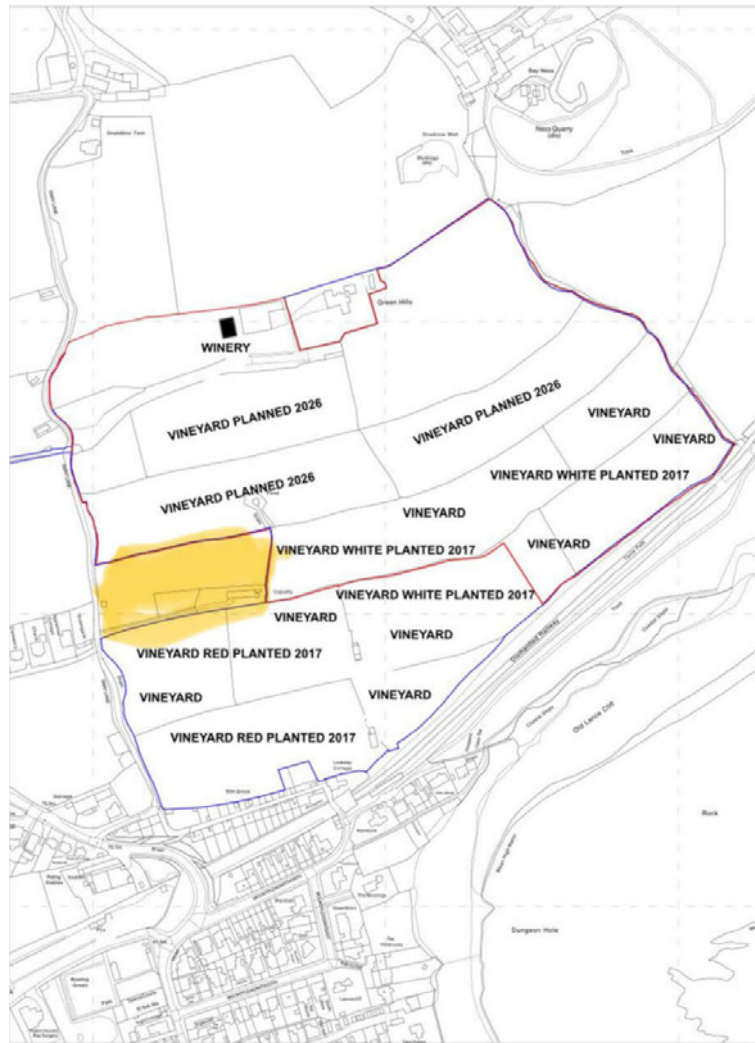
Yours faithfully

FYI: This is how close the vineyard is to our garden and Elm Grove.



<IMG\_9499.jpeg>

Our property highlighted in yellow in relation to the vineyard.



<Screenshot 20  
10-06 at 13.15.13.pn

24-

g>





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**From:**

█

**Subject:**

Notice of Application for a Premises Licence Greenhills Farm 20240910

**Date:**

06 October 2024 14:00:25

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Dear Sirs,

Regarding the above application we wish to give our opinion to the Licence committee.

We have lived at █ which is approx 1/2 mile directly from Greenhills Farm for nearly 40 years. The vineyard at Greenhills Farm would be an asset but does need serious consideration to some of the details. The access road Smay Lane is totally unsuitable for any volume of traffic, being single track with no passing places and a steep gradient. On several occasions during the past years our family have already helped vehicles when they have run off this road into the ditch. The alternative entrance to Greenhills is a single track road and is directly off the corner at █ and although now has a Private Drive sign, has also been used as a footpath for 60 years to our knowledge, making that the reason for a permissive right of way development footpath and if used excessively by cars would be a safety issue to pedestrians. This entrance/exit is also on a blind corner.

The National Park has been awarded a Dark Sky status and so any further development of lighting necessary for their visiting public must be an issue. At █ we have also run a small Campsite and for the last 25 years we have had Whitby Astronomy Society bring their Lottery funded telescopes to view our Dark Skies, they say we have the best site locally for star gazing, this should not be overlooked.

As farmers we are encouraged to aim for carbon neutral and encourage wildlife, butterflies etc. If the application is allowed to develop to 365 days with music indoor and outdoor this would have a detrimental effect not only on wildlife but also our livestock which join the neighbouring fields, cows with calves at foot. We read articles about cows injuring people, may we say that a full entertainment establishment could easily upset livestock as well as having a detrimental impact on open countryside and wildlife.

One last comment, we understand that noise does not come into a Licence application. We have successfully run the Campsite for nearly 40 years giving people the opportunity to enjoy the peace and quiet of our beautiful place. We have always respected our neighbours and with this in mind we do restrict the numbers of people on site and have a no music policy. If Greenhills was allowed music, we would hear it very clearly on the Campsite, how can we then politely ask our customers to respect the peace, Greenhills music would be extremely detrimental to our diversification business.

As we mentioned at the beginning of our letter please consider this application and restrict the number of people visiting and the opening hours. If the licence was for wine tasting and the sale of the produce from the vines from the premises in a building already constructed, not the whole 40 acres of the vineyard, wouldn't an off Licence be adequate for the needs of the Vineyard, not an on Licence?

Yours Sincerely,

Gordon and Jill Halder,

█

Whitby Road,

ROBIN HOODS BAY,

Whitby.

YO22 █

North Yorkshire Licensing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG.

By email  
licensing.sca@northyorks.gov.uk

Dear Sirs

**Premises Licence Application: Greenhills Farm, High Lane, Robin Hoods Bay.**

We are writing to formally object to the premises licence application submitted by Rebecca and Ian Sheveling for Greenhills Farm/Bay Vineyard located at Robin Hoods Bay.

If the application is granted, it would adversely affect the licensing objectives listed below, but in particular the prevention of public nuisance and public safety.

- Public safety.
- The prevention of public nuisance.
- The prevention of crime and disorder.

**Details of the Application.**

The application seeks a premises licence for the licensable activity of the retail sale of alcohol, for the majority of the Greenhills Farm. This would allow the sale of alcohol to take place across the site 7 days a week 365 days a year. If granted this would automatically give the premises the permission to provide de-regulated live and recorded music under the Live Music Act 2012. This would permit the premises to play live or recorded music to an audience until 23:00, 365 days of the year.

The submitted application form does not specify how often the site will be used for licensable activities and although the application now refers to wine tours, it does not confirm that the applicants will not go on to hold large scale events. As stated by the application, if granted this permission would allow for 4,999 people to attend the premises at any one time, which would allow the premises to hold large scale events on site, very close to residential housing.

**Potential use of Premises Licence.**

The application does not adequately describe/limit the intended use of the premises or if granted the use of the premises licence. Whilst it is understood the vineyard intends to sell wine and conduct wine tours, licensing the majority of the site is excessive.

The ability of the applicant to play live or recorded music until 23:00 Monday to Sunday as provided for by the Live Music Act 2012, close to residential properties is inappropriate and is of serious concern.

If the applicants are planning in the short or long term to hold events and provide dining, as we understand they do at Holmfirth Vineyard, the application is inadequate as it does not describe the nature of the proposed application relevant to the licensing objectives.

No condition or restriction has been offered to limit the operations to those expressly set out in Part 3 of the application "Operation Schedule" to provide assurance that the applicants will not expand operations beyond wine tasting and wine tours.

No conditions have been offered around the limiting of live music and recorded music at the site or how this will be monitored.

The application has failed to sufficiently cover how the applicant will address the relevant licensing objectives. Few conditions have been offered in the application to alleviate the concerns of local residents. On this basis, we submit the application should be rejected in its current form.

#### Capacity and frequency

No condition or restriction has been offered in the application to limit the number of people on the site at any time or the frequency of events.

The unrestricted ability of the applicant to hold small or large events at and tours of the premises will undoubtedly give rise to noise and cause nuisance to those in the local vicinity.

#### Timings

The applicant has sought licensable activities from 09:00 until 23:00 7 days a week. The application does not explain why these hours are being sought. These hours are excessive for the provision of wine tours.

We appreciate the aim of the applicant to develop a commercially successful business but these aims must be balanced with those of the neighbouring and local community. Significantly reducing the hours and limiting the number of days would be more fitting for the position of the site.

#### One Track Road

The premises itself is serviced by a single-lane track or a single lane narrow road with no passing points. It will be difficult for the applicants to safely manage a potentially significant increase in traffic to the site which could block the highways giving access to the village of Robin Hood's Bay. There is a potential for this to become a public safety risk if emergency vehicles are blocked by traffic.

There are no conditions as to how individuals will arrive and disperse from the premises so as not to cause a nuisance to the local residents.

#### Conditions.

Very few conditions have been offered in the application and those that have been offered are vague. We would anticipate for an application of this size and nature, more carefully curated conditions would have been offered to provide assurances to neighbours and the local community.

#### Premises Licence Legacy.

Whilst, we are sure the applicants' have good intentions for the use of the premises, if granted, the premises licence will be granted in perpetuity. If at a later date, the applicant decides to move on from the premises, they will easily be able to transfer this licence to a different operator. This type of application requires no consultation with the local community.

It is, therefore, reasonable to be concerned regarding the potential later abuse of the premises licence by an incoming operator. The hours applied for and the layout of the premises would allow for large-scale events to take place frequently on the site. It is not inconceivable therefore for future disturbance and potential crime and disorder as a result of this application being granted.

### Conclusion

As set out above, in the first instance we submit that the application should be rejected.

For the reasons detailed above, we would be grateful if the licensing authority to consider the impact that granting the premises license on the terms in the application would have on the surrounding community. It is essential to prioritise the well-being and tranquillity of residents, particularly those in close proximity to the proposed premises. Therefore, we request that the application be subject to proportionate conditions such as those below aimed at mitigating noise, nuisance and access concerns, or alternatively, that the application be denied altogether.

Thank you for considering our objections.

We reserve the position to raise additional matters and provide further evidence in relation to the issues highlighted at a licensing sub-committee hearing of this application.

Yours faithfully

Robin and Sarah Grove

██████████  
Robin Hood's Bay  
North Yorkshire  
YO22 ██████████

Conditions to limit activities to wine tasting and sale of Bay Vineyard wine.

1. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed (**100**) persons.
2. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a vineyard.
3. Bay Vineyard and Holmfirth wine to be the only alcoholic beverage tasted, consumed or sold at the premises.
4. No beer, lagers, ciders, spirits or spirit mixtures to be consumed or sold at the premises.
5. Tasting and consumption of alcohol to take place inside the winery only.
6. Licence/opening hours 9.00 to 19.00.
7. No deliveries between 19.00 and 9.00.
8. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
9. Express confirmation that none of the entertainments listed in the operating schedule and guidance notes of the application, (but which have not been expressly applied for) will take place at the premises.



10. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

**From:** [REDACTED]  
[Licensing \(SCA\)](#)  
**Subject:** Notice of Application for a Premises Licence Greenhills Farm 20240910  
**Date:** 08 October 2024 09:11:22

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Dear Sirs/ Madam,

Regarding the "Supply of Alcohol License" which has been applied for by Greenhills Farm, High Lane, Robin Hoods Bay YO22 4PJ. The premises is currently being developed as a vineyard and small tourism attraction employing local people and potentially would be an asset to the area, but in my opinion, the potential problems are significant.

Greenhills Farm is an Agricultural holding which has diversified into growing vines for the production and supply of wines, so would question why a licence of this scale would be needed, a full 365 day licence, 9am to 11pm with amplified music indoor or outdoor for up to 500 people and for the full 40 acres of the farm? The current owners may not wish to increase to this scale but I understand once granted this licence automatically allows those conditions and stays with the property, so if in the future the vineyard was sold new owners it could potentially increase to this unacceptable scale, which is why I disagree with the licence application in its present form.

My other concerns are the highways access/exit offering very limited visibility off the B1447 to the Farm, it is off a 90 degree bend, with very limited vision and onto a single track with no passing places. I have lived and worked at [REDACTED] for 39 years, the farmyard entrance/exit is on this same corner and is difficult to negotiate, extreme care is needed every time it is used. Any deliveries we have to the farm we personally control traffic and guide the drivers off the road onto the farm for extra safety. The potential number of extra vehicles visiting Greenhills Farm is going to impact this danger and cause an extremely difficult situation to the public using the highways. The same entrance to Greenhills has been used by local walkers, cyclists and horse riders for many years. I personally have used this stretch of track for 44 years so public safety could again be an issue.

I hope the licence committee will consider my views and understand my concerns so that hopefully an agreeable solution can be found for everyone concerned.

Yours sincerely

Paul Halder  
[REDACTED]  
Robin Hoods Bay  
YO22 [REDACTED]

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Cc:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**Subject:** Licensing Application 202401910, Greenhills Farm, Bay Vineyard, Robin Hoods Bay YO22 4PJ  
**Date:** 04 October 2024 09:52:44

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I am writing as a resident of Robin Hoods Bay regarding the application for a License to Sell Alcohol at Greenhills Farm by Mrs Rebecca Elizabeth & Mr Ian John Sheveling.

Whilst I acknowledge that the proprietors of Greenhills are looking to make a living from the property and a vineyard with wine tasting experiences could be an asset to the area, if the license was to be approved under the terms stated I have very strong concerns and objections regarding public safety, highways access and light and sound pollution for the whole village and its residents. I feel that restrictions need to be put in place on the number of people allowed to visit at any one time, the times visitors are allowed and the area they are able to use when visiting/wine tasting.

If approved in its current form the license would automatically permit up to 500 people to visit Greenhills Farm at any one time. This would obviously mean that a high number of vehicles would be travelling to and from the property. There are three roads/tracks leading to Greenhills - Smailes Lane (High Lane), Smay Lane and the track leading directly to the farm/vineyard from the B1447. All of these are very narrow single lane roads with minimal or no passing places and are used daily by walkers, horse riders (including myself) and farmers accessing their land. If the roads were to be used by the volumes of vehicles needed to transport visitors to and from Greenhills this would cause a major safety issue for them and the other people using them. Although the applicants have placed "Private Drive" signs at the end of the lane running from the B1447, this track has been used for a great number of years by the public for walking and horse riding. I have lived in the village for 20 years and have used the track myself since moving here. I believe that due to the length of time this has been carried out it has become a Permissive Right of Way so it would therefore be a danger to those users if a large number of vehicles were to travel along the track.

I also feel that the vehicle access is a Highways issue as the exits from all three roads have extremely limited visibility, in particular the exits from the "Private Drive" on to the B1447 and the exit from the bottom of Smay Lane also on to the B1447 further down towards the village.

Regarding the stated number of hours applied for on the license, if the vineyard is to be used purely as a "wine tasting experience" as the applicants have proposed, then is there really a need for the licensing hours to be from 9am to 11pm? I feel that these times far exceed the hours needed for those activities and I would suggest are more relevant to an application for a large party/wedding venue which this village does not need in any way shape or form!

The current proposal would also permit a very large number of visitors to use the whole of the 40 acre site which would have a severe negative impact on the wildlife in the area and also pose a potential problem to the livestock which are in neighbouring fields. We all know that when alcohol is involved there are many problems which can occur and as there are also neighbouring residential properties, the use of the whole area will also be a severe detriment to those so I feel a restriction should be made to use only the area in the curtilage of the existing buildings (one of which currently planning for the storage of farm machinery and equipment only). As a safety aspect presumably there would be a requirement for some form of lighting to the area and as Robin Hoods Bay is considered a "Dark Skies" area this would have an extremely severe impact on that status.

I sincerely hope that these views will be considered when looking at the license application as I enjoy living in this village and surrounding area and feel that the current proposal would soon ruin a beautiful place.

Yours sincerely

Joanne Harrison

[REDACTED], Robin Hoods Bay, Whitby YO22 [REDACTED]

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Alcohol and entertainments license Green Hills Farm Robin Hoods Bay.  
**Date:** 07 October 2024 20:10:36

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Dear sirs,

We would like to take this opportunity to object to the application from Mr & Mrs Shevling, Green Hills Farm and Bay Vineyard, High Lane, Robin Hoods Bay Whitby. YO22 4PJ, for an alcohol and entertainments license.

We object for two reasons. Very poor access and noise.

The private access to Green Hills Farm is a very narrow single track lane. This crosses over the public highway known as Smay Lane. Smay Lane is a VERY narrow, single track road with no passing places. In a lot of places the gradient of Smay Lane is 1 in 3. When you are walking on Smay Lane there is hardly anywhere that you can get off the road because of the high banks and hedges. Part of Smay Lane also has a wonderful Victorian dressed stone ditch down one side of it. If vehicles were to get into this ditch which is up to two feet deep they would have to be removed by a breakdown vehicle with a winch. This has happened many times in the past resulting in serious damage to the stonework and ditch.

Smay Lane joins High Lane at the top of the hill. High Lane is another single track road with no passing places. There is a very busy working farm and a campsite on High Lane

When the Shevlings had a birthday party last summer the noise levels from the music were terrible for all of us living lower down the hill. Green Hills Farm is considerably higher up the hill than the village and the sound drifted down, we had to close all our windows before going to bed to keep out the noise.

We do not object to a small development catering for 50 to 100 people but a massive development for up to 499 people is totally wrong for that location.

Yours sincerely

Laurence and Gillian Hodgson

[REDACTED]

Robin Hoods Bay

Whitby

YO22 [REDACTED]

**From:** [REDACTED]  
**To:** [licensing \(SCA\)](mailto:licensing@sca.northyorks.gov.uk)  
**Subject:** Re: alcohol licence application for green hills farm robin hoods bay  
**Date:** 04 October 2024 14:43:42

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----- Original Message -----

**From:** [REDACTED]  
**To:** [licensing.sca@northyorks](mailto:licensing.sca@northyorks)  
**Sent:** Thursday, October 3rd 2024, 14:09  
**Subject:** alcohol licence application for green hills farm robin hoods bay

I wish to object to the granting of a liquor licence to the above the on the following grounds.

1. Access. The only way to get to Green Hills Farm is by way of Smay Lane or the small track opposite Hooks House Farm. This track was always assumed to be a public right of way, but now has a sign saying Private Road. ? Both these access points are single carriage ways with no room for more than one vehicle. These roads are used by pedestrians and horse riders as well as local residents. Inevitably an accident will occur if people are drinking and driving down these lanes.

2. An open licence will allow for noise and drinking in the vinyard, and should be confined to indoors only, and only "off sales" should be allowed. The hours that have been applied for are too long and too late. How many people will be allowed together at one time ?

3. This is an area of dark skies and therefore a limit on outside lighting should be applied, so as not to cause light pollution or disturbance to wildlife.

It would seem that the intentions of the owners of the vinyard are to extend this site into a place of entertainment rather than just a vinyard. Therefore there has to be restrictions on the use of any drinks licence.

George Knight

**From:** [REDACTED]  
**Subject:** [Licensing \(SCA\)](#)  
**Date:** Green Hills Farm  
07 October 2024 10:28:46

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Further to my e-mail objecting to the granting of a drinks license to the above premises my address is as follows:

[REDACTED]

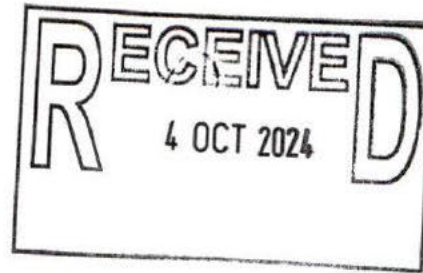
[REDACTED]

Robin Hoods Bay,

North Yorkshire,

YO22 [REDACTED]

Regards George Knight



[REDACTED]  
Robin Hood's Bay,  
North Yorkshire,  
YO22 [REDACTED]

1st October, 2024

Dear Sir/Madam,

Application for Premises Licence Greenhills Farm, Bay Vineyard, High Lane, Robin Hood's Bay, YO224PJ.

Our objections to the application presented by Bay Vineyard, Green Hills Farm, Robin Hood's Bay, YO22 4PJ, are as follows:

1. We believe that not enough thought to any road widening and maintenance has been given by the applicants to address the access and egress to and from the venue safely and efficiently. In the United Kingdom absolute minimum of 4.1 m. (13ft 5 ins) in width for classified minor roads which is allowing two cars to pass. Single track roads shall be 3.5 m. (11ft 9 ins) above which the risk of uncertainty increases about whether two vehicles can pass each other over a length without passing places.  
Appendix A HS2 Rural Road Design Criteria - Gov.U.K.  
The access to the applicants' venue fails on the above criteria in our opinion.

#### High Lane, Robin Hood's Bay

Mentioned on the application is on average only 9 feet wide along its entire length, the lane surface is poorly maintained, is rutted and awash with water seepage and mud and soil from agricultural use. There are no speed limit signs, no street lighting and no footpath along its entire length. There are no legal passing places making the possibility of serious problems regarding vehicular and pedestrian access.

#### Applicants' Private Road to the Venue

After the initial entrance from the Whitby Road, this lane is on average only 10 feet wide along the majority of its length. On the north side is a wire fence and on the south side is a field hedge leaving no room for manoeuvre. The private road surface appears to be a mixture of shingle and tarmac and is rutted in places. There are no footpaths, no speed limit signs and no street lighting and no legal passing places. At the junction of this private road and Smay Lane the width of Smay Lane is 8 feet and 7 feet respectively to the north and south of the private road, which itself is only 10 feet. The junction on both sides of Smay Lane, east and west, is surrounded by high hedges making visibility at the junction perilous.

#### Smay Lane, Robin Hood's Bay

This public highway, which affords access to the venue, is on average only 8 feet wide. This lane is prone to flooding and the lane surface is poorly maintained and rutted. On the west side of Smay Lane is a high hedge and on the east side there is a 1 foot deep open dyke, there are no speed limit signs, no street lighting, no footpaths and no legal passing places, making vehicular and pedestrian access perilous. Over recent winter months the lane has suffered from landslips and fallen trees.

See rough sketch plan of the access routes to the venue attached. (Please note that the applicants' venue is not situated on High Lane as indicated on the application).



2. With regard to the content of the application although there is no express request for music inside or outside this time, as on the original application, the guidance notes at the bottom of the application suggests there is no need to apply for that expressly if the number of people on site does not exceed 500. The guidance notes sets out other rights which appear to come into existence automatically. Also the licence sought is still for most of the site.

This has the potential to cause much disruption to village life and generate much rancour and ill will towards the applicants, bearing in mind the close proximity of many private residences to the applicants' venue.

There are more than enough premises providing alcohol and music in the village without adding more. The plan presented regarding the applicants' second licence application does not indicate any area within the venue which has been set aside to provide parking places to accommodate their intended customer base. We ask where will the applicants' customers park their vehicles safely and in accordance with the provisions of the Highways Act. We further notice there appears to be no provision for customer toilets.

The car parks provided by the local authorities are often filled to capacity by tourists and any increase in visitor numbers will result in vehicles being parked on minor public roads, grass verges or on householders' private drives. The situation has the potential to create serious congestion and obstruction of the highway and a danger to pedestrians of all ages. The attendance of heavy goods vehicles to the venue will only add to the problem.

The applicants' indicate on the application that the security system, to ensure public safety at the venue, will entail CCTV inside and outside the winery building, liaison with the local constabulary and the licensing officer. We ask how will the applicants' CCTV protect their neighbours' properties or their own customers from harm. Will the applicants pay privately for a police attendance or will the security at the venue rely solely on officer availability. What security prowess in the public domain does a licensing officer have to protect the public. It appears to us that the proposed security at the venue is inadequate and a cause for public concern.

We ask who will compensate those who may be injured and those who may have property damaged as a direct result of customers attending the applicants' venue. We ask does the applicants have in place public liability insurance or will it be met at the taxpayers' expense via the local authorities.

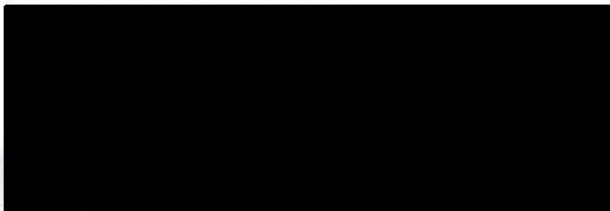
From experience the dispersal of people, both sober and intoxicated, and the noise that accompanies that dispersal either in vehicles or on foot is likely to far exceed the 2300 hours time applied for and could well take until 0100 hours the following morning. This sort of disruption, seven days a week, will not allow any respite and could become intolerable and a source of conflict.

Finally, there has been no mention regarding lighting at the venue, which presumably will be necessary for safety reasons during the hours of darkness. The venue is in a high position overlooking the village and such lighting would be highly visible. The All Party Parliamentary Group for Dark Skies, to establish new lighting standards and to incentivise dark sky preservation across Great Britain and Northern Ireland, to protect current and future IDA International Dark Sky Places such as the North York Moors National Park in which the applicants' venue is sighted, surely must be considered with regard to this application.

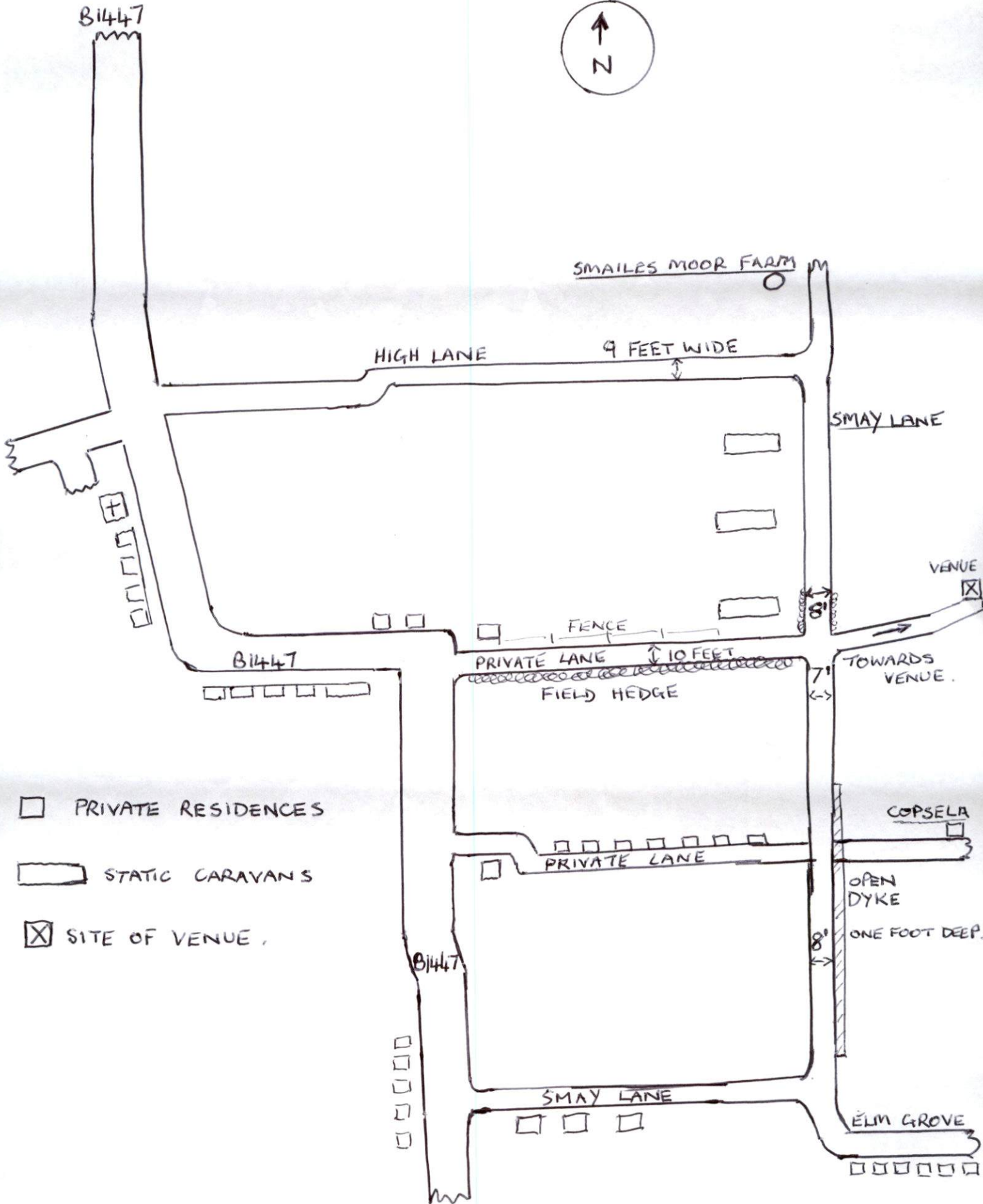
In view of the above we are against the approval of this application.

Yours faithfully,

Mr. & Mrs. J.W. Lonsdale



North Yorkshire Licensing Services,  
Town Hall,  
St. Nicholas Street,  
Scarborough,  
North Yorkshire,  
YO11 2HG.





**From:**

[Licensing \(SCA\)](#)

**Subject:**

Application for a premises licence at Bay Vineyard, Robin Hoods Bay

**Date:**

06 October 2024 15:07:16

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Robin Hoods Bay  
Whitby  
YO22

6 October 2024

Dear Sirs

Ref : Application for a Premises Licence for Greenhills Farm, Bay Vineyard, High Lane, Robin Hoods Bay, YO22 4PJ

I oppose the above application because of the following concerns:

1. That only wine produced on site and at their Holmfirth business premises is available for consumption off the premises and for sampling on their premises. Also, that the wine tasting should be sited near to their buildings at High Lane and for the customers not to partake of said alcohol close to Copsella Farm and Elm Grove.
2. That the hours of the licence be reduced to 9am - 7pm in the summer and 9am - 4pm in the winter months. The longer hours stated on the application are not sympathetic to the location in which they are situated (close to the North Yorks moors which I believe has a dark skies policy?).
3. The volume of customers which Bay Vineyards are permitted to invite, as excessive numbers could impact on the local community.
4. Access to Bay Vineyard via Smay Lane should be addressed. Smay Lane is an ancient roadway suitable only for single width vehicles as it has steep banks on both sides, a stream running on one side and no vehicle passing places. Bay Vineyards have already caused damage to Smay Lane by way of their contractors' vehicles accessing the site.

Yours sincerely

Hilary Marschner



[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
Fylingthorpe,  
Whitby,  
North Yorkshire.  
YO22 [REDACTED]

2<sup>nd</sup> October 2024

Dear Sir / Madam,

I am writing to you with regards to the application for a Premises Licence submitted by Rebecca and Ian Sheveling in respect of premises known as Greenhills Farm, Bay Vineyard, High Lane, Robin Hoods Bay. YO22 4PJ.

The application is for the supply of alcohol from 9.00am to 11.00pm Monday to Sunday.

These premises are a farm / vineyard, situated on the side of the hill North of the bay overlooking the residential village.

As it is a vineyard and a relatively new business venture, I can fully understand the request for an alcohol license at the visitor centre. Wine tasting and purchasing is obviously an integral part of the business and an alcohol licence would seem to be a necessary requirement.

However, I do not believe this alcohol licence is required until 11.00pm every night with the extra pedestrian footfall, vehicular movement and associated noise, and the distinct possibility of disorder associated with the drinking of alcohol. This, coupled with the possibility of functions for up to 500 people every evening is, I believe, totally inappropriate for the location and environment.

I have serious concerns with regards to public safety in relation to vehicles and pedestrians entering and leaving the premises. The main private road to the premises is a single track lane and the entrance / exit is on a blind bend on a hill. The other possible access roads, High Lane and Smay Lane are no more than back lanes with one entrance at Smay Lane being accessed via the rear of houses on Elm Grove. There is no lighting on these lanes and there would be concerns for the safety of pedestrians leaving the premises, especially in the dark. If lighting were to be installed on these lanes it would have a serious impact with regards to light pollution and the Dark Sky Policy.

The location of the premises means that any loud sound, especially music outside, will resonate across the whole village and the bay. This will undoubtedly cause noise pollution and would be a public nuisance to residents, especially those living in the houses immediately below the vineyard. This would, I believe, also cause disturbance,

disruption and a nuisance to local family pets, farm animals, of which there are numerous, with sheep, cattle and horses in adjoining fields, and the local wildlife.

Although music is not mentioned in this application, it should be remembered that the applicants submitted an application in March this year for an alcohol licence from 9.00am to 11.30pm and a licence to play recorded and live music inside and outside from 9.00am to 11.30pm. That application was withdrawn before it was considered and the current application has obviously been submitted some 6 months later.

If this application is granted then obviously they do not then need a licence to play recorded or live music between 9.00am and 11.00pm provided there are no more than 500 people present. This would then make this more of an entertainment venue than a vineyard and wine tasting venue and would then increase the concerns regarding disorder, public safety and public nuisance mentioned above.

To summarise, I am not against progress and the development of the vineyard business, but I believe this is an opportunity for the applicants to pursue their aim of holding functions and becoming an entertainment venue. However, due to the reasons I have mentioned, public safety, the potential for light pollution, disorder and public nuisance, I do not believe a licence until 11.00pm seven days a week is desirable for the local area or a requirement.

If this licence is approved I would request that conditions are applied to it such as:

Licensing hours of 9.00am to 6.00pm.

The sale of alcohol restricted to wine produced at this vineyard or the Holmfirth vineyard and not to include beer, lager or spirits.

Restrict the playing of recorded and live music to 9.00am to 6.00pm.

The above conditions would ensure that the premises remained as a venue for vineyard tours and wine tasting, which is what it was designed for, and not become an entertainment venue.

Yours Sincerely

Mr Stuart Micklewright

[REDACTED]  
[REDACTED]  
Fylingthorpe,  
Whitby. YO22 [REDACTED]

Licensing Services,  
North Yorkshire Council,,  
St. Nicholas Street,  
Scarborough,

2<sup>nd</sup> October, 2024

Dear Mr. Heaton,

Re: Application for a premises license, Bay Vineyard, Greenhills Farm, High Lane, Robin Hood's Bay, North Yorkshire,  
YO22 4PJ

Having read the application a number of times I wish to object to this license being granted, bearing in mind the four licensing objectives of:- Prevention of Crime and Disorder: Prevention of Public Nuisance: Public Safety: Protection of Children from Harm.

I will be addressing two of the above:

The license would enable the applicant have up to 500 people in the licensable area. This would enable the licensed premise to act like a pub or a wedding venue any number of times and would include music. All of which will impact on the whole community. The noise (music, funfair and lights) that took place at the party last year could be heard and seen a number of miles away. I could have written a play list of music and I live three quarters of a mile away. As the viney is too small to hold that number of people then a lot of events would have to take place outdoors. The view from the vineyard and farm house at GreenHills is spectacular with views to the Ness Point to the North and Revenscar to the south – it is to the south that noise nuisance would occur at the villages and hamlets. The bay is like a roman amphitheatre, noise and music would be heard on the beach and at the premises to the south causing a public nuisance. It would have a detrimental effect not only on people but also could impact wild life.

The other concern regarding public safety is the access to the site. The access is via very narrow single track roads, High Lane /Smailes Moor Lane and Smay Lane which goes up from Robin Hood's Bay to High Lane are without signed passing areas. The entrance to the vineyard being on Smay Lane. The map with the application shows a very narrow "private" access track to the site from the Whitby to Bay road, again this doesn't have passing places. The above presents a risk to safety particularly at night and in the winter time when the roads are now

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gritted. This would certainly cause problems for visitors either groups arriving by car, mini bus or coaches. I understand the applicant would wish to always use the access from the Bay road but sometimes Sat Nav in our area doesn't always get it right. I will send some photos of the lanes as soon as I can.

Lighting - the vineyard is visible to all looking up towards the top of the Bay. The Parish Council has signed up to the "dark skies" ethos which has been agreed with the National Park. Presumably with the number of visitors mentioned lighting of a car park would be needed which would also have an impact. I know this is probably not a licensing issue but it does need looking at..

I would suggest a site visit for the councillors who will be sitting on the committee to look at the licensing application so they can appreciate and understand the topography of this area. This is especially important now as members of the sub committee could come from any area within the North Yorkshire Council area and have no knowledge of the Bay area.

Conditions need to be in place for the protection of others, as you know it is the premise that gets the license not the owners, circumstance at the Vineyard could change and if not careful the whole vineyard could become the licensable area for anything any new comer decides to do. I do hope Mr. & Mrs. Sheveling can talk to and discuss the issues with their neighbours

As the applicant says at the start of their application the Greenhills Farm will operate as a farm and vineyard. Mr & Mrs Sheveling have every right to operate the farm and vineyard as a business and I have no problem with that. I have a number of concerns about what has been applied for as have other local residents.

The hours of opening should be shorter with different timings for summer and winter especially the night time closure to help curtail any nuisance from noise and or lights.

I would hope the only alcohol sold will be wine from the Bay vineyard or the applicants other site at Holmfirth. The barn on the site plan is far too small for 499 people – the number of people served should be limited to the capacity the barn could house in safety. I understand there is a formula for that. Illumination of the premises and the adjacent area should not be allowed due to the "dark night" designation. Provision of food has not been mentioned, presumably there will be something minor to go with the tasting of the wines – again this should be inside the vinery.

Various questions have not been ticked on the application i.e. no performance of plays, no films, not indoor sporting events, no boxing or wrestling, no performance of live music indoors or out, no performance of recorded music indoors or out, no performance of dance, no late night refreshments. I take it as these boxes have not been filled in they will not be allowed to take place.

Please could you let me know when and where the licensing application will be heard..

Yours sincerely,



Jane Mortimer  
Honorary Alderwoman.



[REDACTED]  
Robin Hoods Bay  
North Yorkshire  
YO22 [REDACTED]

Sunday, 6 October 2024

North Yorkshire Licensing Services  
Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HF

Dear Sir/Madam

Re: Bay Vineyard, Greenhills Farm, High Lane, Robin Hoods Bay YO224PJ Number 20240910

Further to our letter of the 12th March 2024 copy enclosed, regarding Mr and Mrs Shevelings previous application 042975 for a licence on the above premises we would like to air our concerns and objections.

This new application seems little different to the last one other than licensing hours are half an hour shorter and there is no application for the playing of amplified live or recorded music indoors or outdoors. We are given to understand however that the grant of an on licence now grants permission for the playing of live and recorded amplified music for up to 500 attendees during licensing hours.

If the only intention is to develop the Winery business and to be able to sell wines to the public for consumption off the premises then surely only an off licence is required.

We would like to know how access and parking for up to 500 people is going to be provided? Currently the only access to the Vineyard is either along the single carriageway drive from Hooks House Corner on the Whitby Road or along Smay Lane which is also only a narrow single carriageway and neither of them have any passing places. We live on Hooks house corner and own the other drive on this very dangerous bend - visibility is seriously impaired from all directions whilst using these drives and planning permission was refused for additional traffic up our drive which is the easiest of the two in a previous application on our property and access had to be sought and approved further along the Whitby Road on account of the dangers.

Whether this is a licensing or planning concern we are not sure but surely one is relevant to the other and as regards safety we feel that a site visit prior to the granting of anything is absolutely vital - these access lanes are treacherous enough in daylight and at night will be downright dangerous to people not familiar with them - there can be no lighting provided as there is a strict NYMNP dark skies policy in place and so there should be!

We note that it is the intention to promote tasting among the vines - the thought of up to 500 people clutching glasses of wine and wandering among the grape vines possibly intoxicated in the pitch black and listening to loud music whilst they do so does not conjure up a very safety conscious approach never mind the the disturbance to the residents and the obvious detrimental effect this would have on both farm animals and the wildlife.

We have no wish whatsoever to stand in the way of Mr and Mrs Sheveling developing their vineyard business in fact we applaud it, but any opportunity looking forward for any licence to be granted that could lead to this development escalating into a full blown party venue or function venue we feel is not in the interests of the other residents of the village who have been here for many years and that the peace and tranquility of the village which is why residents and tourists alike appreciate it so much is seriously under threat.

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A private function was held up there last year involving loud music and fairground rides and the noise could be heard all over the village and the neighbouring village of Fylingthorpe regular events of this type would be totally unacceptable.

We feel that any licence given should at least prohibit the playing of any amplified music live or recorded - this will not affect the sale of off premises wine or wine tasting in any way as far as we can see.

Mrs Sheveling has actually posted on R.H..Bay Facebook page that their intention is not to turn this into a Pub/restaurant/ party/wedding venue, but of course any licence granted paves the way for any subsequent owner to do just that and it is this that concerns us.

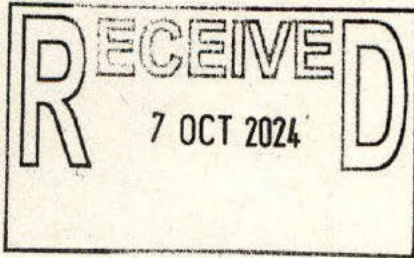
Whilst we understand that licensing and planning are totally different issues these days, we feel that prior to any licence being issued that would increase significantly the amount of traffic along the drive from Hooks house corner to the vineyard and along Smay lane, considering both the safety of potentially 100s of visitors in cars and coaches using these narrow tracks with no passing places or lighting and the impact this would have on the adjacent property's that a site visit and consultation with the National parks and the Highways department, would be appropriate.

We respectfully urge the licensing authority to give their stringent attention to this application and give great consideration to the consequences of granting any sort of licence that permits or could lead to any possibility of these premises being used for anything other than the production of wine for sale and consumption off the premises.

Yours sincerely

Mike and Carolyn Parry





Robin Hoods Bay.

YO224

5.10.24

We wrote to you earlier this year regarding the Application for sales of alcohol and other related activities at.... Greenhills Farm, Bay Vineyard, High Lane, Robin Hoods Bay. YO22 4PJ

Though the application was withdrawn I note it has been resubmitted this time for the sale of alcohol (Wine)

My background is 30 years in the Wine Trade, as Senior Buyer for a major supermarket chain. During this career I had the pleasure of visiting Vineyards and Wineries Worldwide.

I am delighted we have a vineyard here in Robin Hoods Bay and are full of praise for the enthusiasm and dedication of the Sheveling's in their venture.

I fully understand the need for the Vineyard to be able to sell its wines from the site and also to be able to show visitors ( hopefully customers) the operation from vines to bottle. I believe all that is required is an 'Off Sales License' during sensible trading hours e.g., 10 till 6.00.

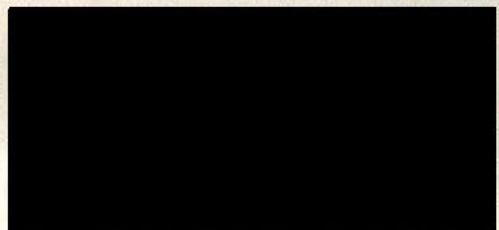
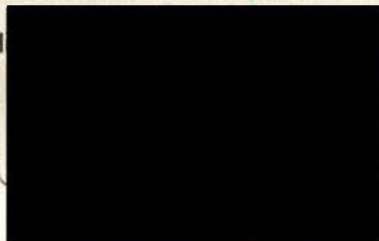
My concern is for other related and entertainment possibilities for the reasons listed below.

1. Access, safety. There are several routes of access to the site, all are single track roads but NONE are capable of taking heavy volumes of traffic. These all come off the busy B1447 road, most of it with a 60 mph limit and all at major bends on this road. NONE are lit, quite rightly under the 'Dark Sky Policy'
2. Noise. The Vineyard is in an agricultural setting in a partial amphitheatre position but still set close to the homes and residents in Robin Hoods Bay.
3. There is the possibility of severe disruption to neighbouring farmers livestock and also wildlife. The Shevelings are quite rightly proud of the Barn Owls they have on site.

We hope that the above information assists in your decision and we know are the views of many residents in Robin Hoods Bay.

Yours sincerely,

Sandra and Stuart Purd





**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Objection to licencing application for Greenhills Farm, Robin Hoods Bay, YO22 4PJ  
**Date:** 05 October 2024 18:26:34

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Dear Sir/Madam

We are writing to object to the above application for a premises licence for Greenhills Farm, Robin Hoods Bay. We live in front of the farm and are one of the closest properties to the vineyard. We bought this house 11 years ago because of the position and the peace and quiet.

Whilst we have no problem at all with the vineyard's agricultural activity or to them selling their wine we do have an issue with them having a premises licence which effectively allows them to hold events up to 499 people with music indoor or outdoor if they so choose.

Any events at the premises has potential to cause significant nuisance to the whole of the area. Because of the position of the premises any noise, music etc from there will carry to the whole of Robin Hoods Bay, Fylingthorpe and the surrounding area, as evidenced by the party that was held there a year or so ago which could be seen and heard by everyone in the area. The access to the vineyard is also only along single track lanes with potential for visitors to use the extremely steep and narrow Smay Lane so is completely unsuitable for large numbers of vehicles.

I think in this case it is reasonable to impose conditions on the license to prevent nuisance, ideally to limit the licence to off-sales only, so they could sell only their own wine to take away, and have tastings only. If this is not acceptable then a limit should be placed on the number of visitors, say 30, and no music should be played outdoors at all, and if played indoors should be in a building with doors and windows closed.

As the Shevelings say that all they want to be able to do is sell their wine and not hold any events then this shouldn't be a problem for them. If conditions aren't imposed on the licence then any assurances that the Shevelings themselves give would be irrelevant if they sell the business in the future as the licence is for the premises.

Thank you

Rebecca and Norman Robinson

[REDACTED]

Robin Hoods Bay  
YO22 [REDACTED]

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Greenhills Farm/ Bay Vineyard, High Lane, Robin Hoods Bay, North Yorkshire YO22 4PJ  
**Date:** 30 September 2024 18:11:22

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FROM:

**Richard Rybij**

[REDACTED], Robin Hoods Bay, North Yorkshire.

YO22 [REDACTED]

[REDACTED]

**30th September 2024**

TO:

**North Yorkshire Council ( Scarborough Area) Licensing  
Services. Town Hall, St. Nicholas Street, Scarborough, North  
Yorkshire, YO11 2HG.**

**Subject: Objection to Alcohol License Application for Bay Vineyard,  
Robin Hood's Bay (Application Ref: 043975)**

Dear Sir/Madam,

I am writing to formally object to the alcohol license application submitted by Rebecca and Ian Sheveling for Bay Vineyard at Greenhills Farm, High Lane, Robin Hood's Bay (application dated 10/09/2024). I do so on behalf of myself and many residents of the village who are deeply concerned about the potential negative impact of this license on our small and tranquil community.

Our objections are based on the following grounds:

### **1. Public Nuisance: Noise Disturbance**

While the application does not explicitly mention music, the conditions of the proposed license would allow for both live and recorded music indoors and outdoors, with up to 500 attendees. This presents a significant risk of noise pollution, particularly during the evening hours, which would disturb the quiet, residential nature of the village. Given that the vineyard is located on a cliffside, sound will travel easily, disturbing not only residents but also local wildlife.

The proposed operating hours of 9:00 a.m. to 11:00 p.m., seven days a week, allow for continuous disturbance late into the night. This is excessive for a rural, seaside community and would severely impact the quality of life for residents, particularly those living near the venue.

### **2. Increased Traffic and Safety Concerns**

Robin Hood's Bay is a small village with narrow roads, which are ill-suited to accommodate the additional traffic that this license would attract, particularly during large events with hundreds of attendees. Increased vehicle activity would pose safety risks to pedestrians and cyclists, as well as contribute to congestion, which is already a problem during peak tourist seasons. The application does not appear to address these concerns adequately.

### **3. Conversion into an Entertainment Venue**

The broad scope of the license would effectively allow the vineyard to operate as an entertainment venue rather than a vineyard focused on wine tastings and agricultural tourism. While we understand that the vineyard may wish to offer wine tastings as part of its business, there is a significant risk that this license will enable the owners to host frequent large-scale events, concerts, and parties, which are not appropriate for our village.

### **4. Environmental and Community Impact**

Robin Hood's Bay is an ecologically sensitive area with significant natural beauty. Large gatherings and outdoor entertainment could harm the environment and wildlife, which thrives in the cliffside location. Moreover, the cumulative impact of regular events will erode the character of the village, making it less attractive to both residents and tourists who visit for its peaceful atmosphere.

### **Suggested Conditions**

If the council is inclined to grant the license, I would urge the Licensing Committee to impose strict conditions to mitigate the impact on the village. These could include:

- **Restricted Operating Hours:** Limit the hours of operation for alcohol sales and events to daytime hours, such as 9:00 a.m. to 6:00 p.m. This would prevent disruption to the village during the evenings and ensure that the venue remains focused on daytime activities such as wine tastings.
- **Visitor Limit:** Cap the number of visitors to a maximum of 25 at any one time to prevent large-scale gatherings and manage traffic effectively.
- **Music Restrictions:** Prohibit outdoor music entirely and require that any indoor music be subject to strict noise level monitoring. Doors and windows should remain closed during performances to prevent noise pollution from affecting nearby residents.
- **Restricted Alcohol Sales:** Limit alcohol sales to wine only, prohibiting the sale of beer, spirits, or other forms of alcohol. This will ensure the venue remains true to its purpose as a vineyard rather than becoming a general entertainment venue.
- **Planning Compliance:** Any license granted should be conditional on the vineyard securing all necessary planning permissions, to prevent the applicants from using the license to circumvent planning regulations or the 28-day rule for temporary events.

In conclusion, while we understand the vineyard's desire to expand its business, the potential negative impacts on the village are significant. I strongly urge the council to reject the application or impose stringent conditions to ensure the business operates in a way that is compatible with the character and needs of our community.

Thank you for your attention to this matter.

Yours sincerely,



**Richard Rybij**

Sent from my iPhone

8<sup>th</sup> October 2024

North Yorkshire Licensing Services  
Townhall  
St Nicholas St  
Scarborough  
YO11 2HG

G and J Sanderson

  
Robin Hood's Bay  
Whitby  
North Yorkshire  
YO22 

Dear Sir/Madam

**Re: Supply of alcohol (on and off supplies) at Greenhills Farm/Bay Vineyard, High Lane,  
Robin Hood's Bay YO22 4PJ**

We understand that an application for a Premises Licence has been submitted for the supply of alcohol at the above premises for consumption both on and off the premises from 09:00 to 23:00, 7 days a week.

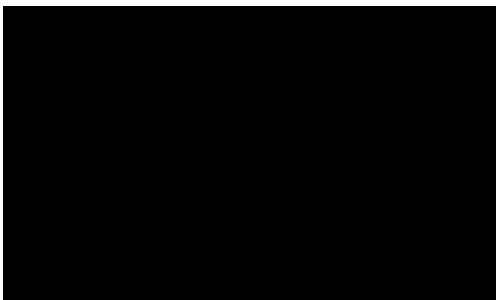
We have no objection in principle to the supply of alcohol for consumption off the premises and accept that customers may wish to spend time on the premises tasting the range of wines available before buying. We are however concerned that large groups of people may be encouraged to consume alcohol on the premises late into the evening which could potentially have an adverse impact on the occupants of neighbouring dwellings which are located in a relatively peaceful rural setting.

Furthermore, access to the premises is not good and potentially hazardous. The direct route is via a single track lane which joins a relatively busy road, with an open speed limit, at a bend.

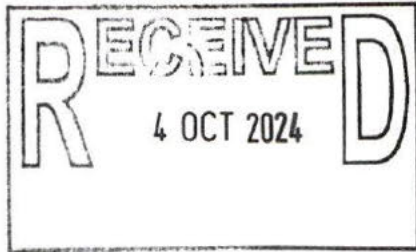
If customers gain access to the premises via Smay Lane/Elm Grove either intentionally or unintentionally then in addition to the potential hazards local residents will be inconvenienced.

Please take these representations into consideration during your assessment of the application.

Yours faithfully







Mr Andrew Sellers & Mrs Laura Sellers

Robin Hoods Bay  
YO22

North Yorkshire Licensing Services  
Town Hall~  
St Nicholas Street  
Scarborough  
YO11 2HG

2<sup>nd</sup> October 2024

Dear Sir / Madam

**Re Licensing Application no. 043975, Premises Licence, Bay Vinery, Green Hills Farm, Robin Hoods Bay, YO22 4PJ, Rebecca & Ian Sheveling.**

Further to the above application, we would like to make representations as follows:

### **Background**

We are the owners and residents of Charity, a small bungalow close to Green Hills farm. Our home is part of a row of properties, lying to the West of Smay Lane and to the East of Whitby Road, North of Turners Field and just South of Green Hills Farm. i.e. we are circa 200m away from Green Hills Farm. We are broadly supportive of vineyard developments at Bay Vinery and have been interested to see the establishment of the vine fields in recent years. We have no objection to the sale of alcohol at these premises.

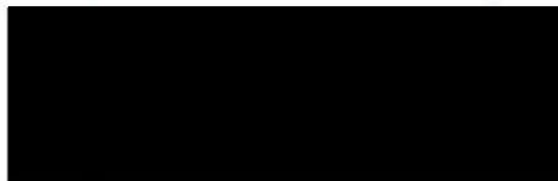
### **Representations**

1. **Noise from use of recorded or live music.** We note that the granting of a premises licence will allow for the provision of both amplified and unamplified live music and recorded music, 7 days a week – both inside and outside. We are most concerned about the outside music. This was highlighted in a major way in summer 2023, when an event / celebration / party took place at Green Hills Farm. The way that noise of music flowed down the hillside was very notable. The effect on our property, and many other properties further away, from loud music was very negative – extremely disturbing, disruptive and detrimental, until quite late into the night. We would therefore respectfully request that any granting of a licence would provide additional regulations on music use, and ideally prohibited outside music, or imposed strict noise-level and time limits, to ensure that neighbouring properties are not unduly disturbed in future.

2. **Impact of increased vehicle traffic on local roads**, particularly Smay Lane. For generations, Smay Lane has been a very quiet lane, with almost no traffic. We would like the licensing Services to consider appropriate vehicle limits on the use of the lower portion of Smay Lane, to ensure that this does not become a route of visitor vehicle access to Green Hills Farm. Any significant increase in vehicle traffic would be very dangerous for pedestrians; Smay lane is a single-track, very narrow and pavement-free lane, throughout its entire length, and in many places, adjoined by steep banks on either side so pedestrians are unable to make way for vehicles.
  
3. **Potential light pollution.** The North York Moors National Park is a designated International Dark Sky Reserve. Please can Licensing Services specify that any activities associated with the licensed activities at Bay Vinery, Green Hills Farm, must not produce any significant increased light pollution from their premises. We specifically make this point as the event described in point 1, above, included the temporary installation of at least one large fairground ride that comprised a significant number of bright flashing lights.

Thanks for your consideration of the above in your decision-making process.

Yours faithfully,



Andrew & Laura Sellers



**From:** [REDACTED]  
**Subject:** [Licensing \(SCA\)](#)  
**Date:** Greenhills Farm  
30 September 2024 09:52:17

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REF: Greenhills Farm  
Notice of application for a premises licence.

Dear Sir/Madam,

I am writing to object and raise concerns over the application for a premises licence at Greenhills Farm.

I am one of the owners of [REDACTED] which sits adjacent to the vineyards and proposed winery as can be seen on the map with the application.

Although we have no concerns regarding the licence application in itself for wine tasting events, we do have objections to what this can open up for further applications by the applicants. Namely larger events where alcohol will then be able to be consumed, and music played until 11pm. We live in a quiet, rural location and do not want the peace and tranquillity of the area put into jeopardy by large events being held in the adjacent area (namely weddings and parties).

We would like it to be put into question what the applicants long term plans are with the licence and would like to formally object to the licence being granted. The licence has been requested for 9am – 11pm, 7 days a week and this could severely impact the local area and it's residents in a negative way.

Kind regards,

Sara Shackleton

[REDACTED] YO22 [REDACTED]

**From:** [REDACTED]  
**Subject:** [Licensing \(SCA\)](#)  
**Date:** Premises Licence Representation  
02 October 2024 17:43:17

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North Yorkshire Licensing Services

Town Hall

St Nicholas Street

Scarborough

YO11 2HG

Dear Sirs

In response to the 'Notice of application for the grant of a premises licence under Section 17 of the Licensing Act 2003' made by Rebecca and Ian Sheveling of Bay Vineyard, Green Hills Farm, Robin Hoods Bay, YO22 4PJ.

We have received notification of yet further proposed changes of use and the redevelopment of Green Hills Farm, Robin Hoods Bay by Mr and Mrs Sheveling.

The works that has been undertaken so far to gain access into their barns off Smay Lane has been done in a sever manner, under taking works without full council approval sought only retrospectively.

The access to their proposed development is from Smay Lane, a single country lane used by walkers, and we are very concerned that traffic will be a hazard to **public safety** and cause disruption to all the local and adjacent properties causing yet further damage.

The large trucks/wagons used in the proposed construction works have already caused issues, damaging trees and the culverts. Is there a fully approved traffic management plan in place, showing the full ingress and egress for construction works and later for the general public?

We understand that a licence to play live and recorded music has been requested from 9am until 11.30pm along with the consumption of alcohol for that same duration. We do not believe that this is in the best interest for the local area and the general ambience of the surrounding area. The noise levels of these proposed changes will cause a **public nuisance** to all locals which could go on well after midnight, alongside impacting **public safety**.

It is also our understanding the applicant has done a similar scheme in Holmfirth to much local unhappiness and disruption, largely approved retrospectively.

Kind Regards

Laura Shackleton Hill

[REDACTED]  
Whitby Road

Robin Hoods Bay

YO22 [REDACTED]

Our privacy notice can be found [here](#)

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

We wish to state our concerns as to the application for a Premises Licence under Section 17 of the Licensing Act 2003, published on **26/09/2024** from Rebecca and Ian Sheveling of Bay Vineyard, Green Hills Farm, Robin Hood's Bay, YO22 4PJ for the following licensable activities:

**Sale of Alcohol 09:00 – 23.00, 7 days a week.**

Our concern is based on the public nuisance we believe this application could cause to nearby dwellings, including our own.

We understand that regarding the application the Licence goes with the premises not the owners and passes to any new owners should they sell and Licensing and planning are two separate things. **Normally first apply for a licence and then followed by planning.** It will be hugely detrimental if once a licence is obtained in the application form they can have music **indoors & outdoors etc 365 days a year 9am to 11pm for up to 500 people to cover the whole 40 acre site, substantially destroying the peace and quiet that is currently enjoyed.**

So whatever the intentions the Shevelings have to keep things low key, if they sell the property with the license in place it could then be open to the whims of the next owners.

If it's just **vineyard tours** and **wine tasting** and **selling the produce off site**, this would work very well if from 9am - 4pm ( winter ) and 9am - 7pm ( summer ) for up to 25 - 75 people inside their current building plus 25 meters either side of the building, **NOT** the whole 40 acre site as in the application. Also restricted to just selling wine as this is their business ( not beer and spirits ) and would avoid the weddings etc.

A worry is that this application associated with the site and different future owners could be the thin end of the wedge for **multiple weddings as in Holmfirth** and the impact that it will have on **noise, increased traffic and light pollution into the night.**

At the Holmfirth Vineyard they have well over 50 weddings a year.

**See below videos 1&2 examples below of a party last summer, the music of which could be heard from the beach**



**Video 1. Music at Green Hills Farm**



## Video 2. Music at Green Hills Farm heard from the beach

The Sheveling's have clearly worked so hard, with entrepreneurial flair, creating the vineyard. The related vineyard tours and wine tasting are bound to be popular and carefully managed be an asset to the area. We can see that this is a **wonderful business opportunity** and for increased **local employment**, bringing in more visitors and community prosperity, which should be applauded. Clearly they need a licence to sell their wine from the premises, locally and more widely.

With regard to the concern of the other side once a licence is granted of possible added attractions and related consequences. The risk of destroying the peace and tranquility of the local community, should be seriously considered.

They have a wedding venue and restaurant at the Holmfirth site which is tied in with the wine tasting events morning, afternoon and evening and you can also stay in nearby accommodation to enjoy the experience to avoid drinking and driving, which they have built for the purpose.



## Video 3. High Lane in Winter

### Traffic

An increase in the number of visitors to the **Green Hills farm** site would affect traffic flows in the area.

If using narrow **High Lane as a route**, which is single track with no passing places and is already well used by **farm machinery** of the nearby **Smailes Moor Farm**, and **camp site traffic of the Off Road Centre of Bay Ness farm** which uses the same road.

Of greater concern, after navigating High Lane access would then have to be down **Smay Lane round the steep sharp bend off High Lane** to access **Green Hills Farm** if using this route, which is also a **single track** and very narrow with no passing places and has recently been



blocked due to land slippages after heavy rain fall. Access is not easy at the best of times, especially in the winter months with such a narrow road and **overhanging hedges** and any increase in traffic would have a detrimental impact on residents going about their lives.

Nesting birds use the dense hedges along these lanes and in spring, **barn owls** navigate them in their hunt for food for their young.



**Picture 1.** Barn owl hunting in the hedgerows

Also **access, recommended by the Vineyard private road is from the busy main road on a sharp bend. This road is rough, uneven, single track with no passing places and unsuitable** for volumes of traffic for anticipated **larger events of up to 500 people**, especially dangerous in the holiday season when the roads are heaving with tourists looking for places to park.

See the narrow uneven **road to the vineyard**



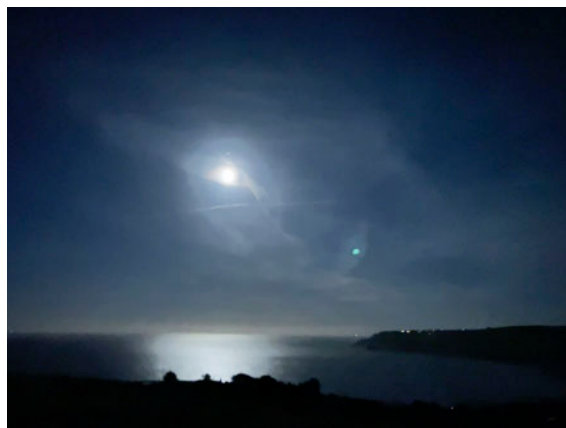
**Video 4.** Narrow access down the vineyard road

Or if the access directed by the **Sat Nav** is from the **bottom end of Smay Lane** which is also single track, narrow and no passing places, goodness knows what the congestion would be like and if a car going up met a car going down, navigation would be difficult. There are also houses at the bottom, on the bend before joining the main road which would inevitably be affected by this.

## Dark Skies

The area is known as a **designated International Dark Sky reserve, by night.**

**Compromising this rare situation** with events running late into the night, causing light pollution.



**Video 5.** Firework display from the village

**Video 6.** Dark night skies at full moon

This application comes after an earlier one submitted on 29/02/24 for the sale of alcohol and music.

See below our letter of objection.

(Previous application on 29/02/24 for the following below)

**Sale of Alcohol 09:00 – 23.30 7 days a week**

Recorded Music 09:00 – 23:30 7 days a week

Live Music 09:00 – 23:30 7 days a week)

## Public Nuisance

### Noise

A large party held at Bay Vineyard between the hours of 13:30 and around midnight on 20th May 2023, witnessed and demonstrates to us that this application will likely lead to a substantial increase in noise for residents. The party held last year included a lorry-mounted fun fair which was audible from the beach, followed by what appeared to be live music in a barn which continued to around midnight (video/photo evidence included on the supplied USB stick) by letter. It was incredibly intrusive, with noise and light pollution and a night of disturbed sleep ensuing and the event essentially ruining what had intended to be a quiet, restful weekend.

A one-off event like that is fine – people should be allowed to celebrate life events – but to find out as we did during a tour of this vineyard’s sister site in Holmfirth (<https://holmfirthvineyard.com/>) that the Holmfirth site was host to over 100 weddings in 2023 is very concerning, and a replication of this with the associated noise would greatly impact our enjoyment of our house and the area, and risks affecting the whole Bay community.

The National Park is peaceful and tranquil, a status very much at risk should this licence be granted. The noise nuisance would be intolerable.

## Crime and Disorder

### Antisocial Behaviour



Added to this is the risk of antisocial behaviour 14 hours a day, seven days a week, 365 days a year, and the thought of a daily licence operating for 14 hours at a time is wholly unacceptable.

A compromise may be that the alcohol licence is granted between more sociable hours such as 9am and 6pm as we understand that they're a business and can no doubt bring much to the local economy which is to be heartily welcomed and the applicants should be congratulated for that, but anything pertaining to live or recorded music at any great volume 14 hours a day, 365 days a year, is completely unacceptable as it will have an indescribable impact on the surrounding residents and environs, as evidenced by our son's experience on the 20th May 2023.

See the attached 6 videos and 1 photograph.

Yours sincerely  
Mr & Mrs P Shepherd

[REDACTED]

[REDACTED] ods Bay

YO22 [REDACTED]

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Licensing application Greenhills Farm RHB - Objection  
**Date:** 06 October 2024 13:25:49

---

I wish to object in the strongest terms to the current licensing application submitted by the Shevelings, The Vineyard, Greenhills Farm, Robin Hood's Bay.

I understand that their application would permit the playing of live and/or recorded music basically all day, every day, and to a maximum of **499 persons**.

I live on [REDACTED] on the cliff top of RHB below the vineyard, and music played at the venue can be heard as far as my house, owing to the natural amphitheatre shape of the hills. Furthermore, the road access is very poor, with their road entrance on a dangerously sharp corner, with poor visibility for all other traffic.

Robin Hood's Bay is a wonderful place for those who live here and for visitors, with the liveliness of the village centre and then the calm and quiet of all the surrounding fields, hills, beaches etc - if noise, crowds, traffic is allowed on to the surrounding quiet countryside, all character, and peace, will be lost. And if employment is the swaying factor - then a few jobs pot-washing do not justify this damaging of all peace, character and enjoyability of the area. If this is allowed, then why not extend the Whitby trading estate all along from Whitby and just ruin the whole place?

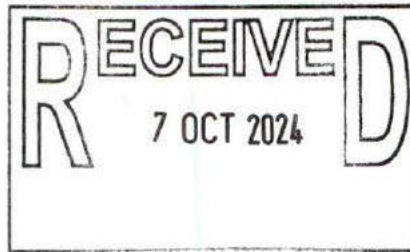
I completely object.

Rowena Sommerville

[REDACTED]  
[REDACTED]  
[REDACTED]

Robin Hood's Bay  
YO22 [REDACTED]


North Yorkshire Council  
Licencing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO22 2HG



Mr C J Swaine



Robin Hoods Bay

YO22 

5th October 2024

Mr & Mrs Sheveling Greenhills Farm Vineyard

High lane Robin  
Robin Hoods Bay  
Alcohol Licence Application

Dear Sirs,

I would like to oppose the granting of a full licence for Greenhills Farm Vineyard.

This is a working vineyard; the Licence should be restricted to the sale of produce from the Greenhills Farm and the Holmfirth Vineyard. On an Off licence basis. (As brewery tours and distillery tours only sell their own produce.)

The licence application covers the 40 acre site for the outside tasting experience. The vines run from Copsella Farm down to the backs of the houses on Elm Grove. There should be restrictions in the times in which outside tasting is carried out this area. In which alcohol could be served amongst the vines. I.e., the area of vines closest to the Barn should be used and not amongst the vines close to the houses, the tasting in this area should stop after sun set. (As this could cause a public nuisance and is in a dark sky's area.)

The vines located in the lower fields between copsella farm and Elm Grove which would be on the tasting tour, are accessed by the narrow Smay lane, which has suffered considerable damage in the past year by Greenhills farm machinery accessing there vines . There is a public safety issue in accessing this area as it is an unlit step single track Lane with an open culvert down one side.

Yours Sincerely



**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Bay Vineyard, Greenhills Farm  
**Date:** 07 October 2024 10:58:51

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Hi Kerry,

it's [REDACTED] Robin Hoods Bay, YO22 [REDACTED]

Thanks  
Heather

Sent from [Outlook for Android](#)

OFFICIAL

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**From:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Sent:** Monday, October 7, 2024 10:45:13 AM  
**To:** [REDACTED]  
**Subject:** RE: Bay Vineyard, Greenhills Farm

Good Morning Ms Tennant & Mr Richardson,

Thank you for your email.

To enable us to put your representations forward at a Licensing Hearing, please could you send over your address.

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing@northyorks.gov.uk](mailto:licensing@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



OFFICIAL

**From:** Heather Tennant [REDACTED]

**Sent:** Monday, October 7, 2024 10:25 AM  
**To:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Subject:** Bay Vineyard, Greenhills Farm

To whom it may concern,

I am writing to submit a representation against the application for an alcohol licence as it stands for the Bay Vineyard at Greenhills Farm.

We are objecting to the current application on the following grounds:

The application for a venue licence between the hours of 9am and 11pm is excessive for the planned activities of Vineyard Tours and winetasting. We feel that a full venue licence would give the current and any future owners free reign to run large scale events and an entertainment venue.

We understand and respect that Mr & Mrs Sheveling are running a business and need to be able to sell the product that they produce but feel that an off-licence would be more appropriate for this situation whereby visitors could tour the vineyard and taste the wine before making a purchase to be consumed elsewhere.

The site of the winery at Greenhills Farm is accessed via narrow single-track lanes with no passing places. All of these lanes are unlit and one of which has a drainage culvert running alongside it. Large numbers of vehicles entering and leaving the site at any one time has the potential to cause accidents.

The Bay Vineyard at Greenhills Farm is in a quiet agricultural area of the village and shares its borders with residential properties. Any licensed activity needs to be restricted to the winery itself and its immediate vicinity. Events outside in the Vineyard as proposed in the application will cause noise and disturbance to the residents and wildlife in this AONB.

As the licence has been applied for in order to run tours, we feel that there should be a time restriction on licensable activities with day-time hours in the winter and up to 7pm in the summer months. This would avoid accidents on unlit roads and also reduce the impact on wildlife in the area.

We would suggest that the licensing committee needs to visit the site for themselves in order to appreciate the difficulties in accessing it and also the quiet rural area in which it is located.

We wish the Shevelings well with their endeavors and hope that a compromise can be



reached so that all parties have their needs satisfied,

Kind Regards

Heather Tennant & Tom Richardson

Any opinions or statements expressed in this email are those of the author of the email, and do not necessarily reflect those of North Yorkshire Council.

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For information about how we process data, please see our Privacy Notice at [www.northyorks.gov.uk/privacynotice](http://www.northyorks.gov.uk/privacynotice).

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Bay Vineyard, Greenhills Farm Licence Application  
**Date:** 07 October 2024 13:32:54

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[REDACTED]  
[REDACTED]  
Robin-Hood's-Bay

Bay Whitby

YO2 [REDACTED]

7<sup>th</sup> Oct. 2024

Application for a Premises Licence for Greenhills Farm, Bay Vineyard, High Lane, Robin-Hood's-Bay, North Yorkshire YO224PJ

Dear Sirs

I wish to oppose the application made by Rebecca and Ian Sheveling for a premises licence at Greenhills farm. As a close neighbour I am concerned the granting of this application would have a detrimental impact on myself and the residents of Robin-Hood's-Bay.

I respect the right for Mr. and Mrs. Sheveling to operate the vineyard as an agricultural enterprise and can see the need to have wine tastings to sell their product but the opening times stated in the licence application and the possible numbers of attendees suggests the possibility for far larger events than just wine tours. These factors make it sound like an application for an events venue something I am not in agreement with.

The application does not mention music but the licence would allow music indoors and outdoors to be played and as events in the past have shown this would be heard throughout the parish. At the event held to celebrate a birthday there I could hear the music and general noise in my home with all the doors and double glazed windows closed. The position of the winery on the top of the hill facing down into the village make this inevitable if music is played outdoors and when played throughout the evening it becomes a nuisance. This is a quiet agricultural and residential area of the village and I would like it to stay that way as much as possible for both the residents and the wildlife of the area.

The vineyard is based at a farm and such is served by farm roads, these are narrow single track lanes with no passing places. As someone who walks these lanes regularly I know

when I have met a vehicle there I have had to climb up the bankside to allow it to pass. This is a public safety concern. The lane leading up to the farm has already been badly damaged and had to be repaired due to heavy machinery and increased traffic I feel further development of the site will lead to more damage and become a real safety issue. The lanes are not lit and because we are in a designated dark sky area they should not be lit this makes them unsuitable for any night time activities requiring access of large groups of people.

Whilst I acknowledge the need for the wine tasting tours I am concerned that it should not be allowed to become an events venue for huge numbers throughout the day and night and it should be restricted to the area around the winery and not for the whole of the vineyard as proposed in the licence application. The opening times stated in the application are not consistent with just running wine tours these should only be held during daylight hours if they really are to be tours of the vineyard.

As I have previously stated my property has a shared boundary fence with the vineyard and I am concerned by the possibility of noise and disturbance throughout the day and night caused by large numbers this would impact my quality of life and neighbours and the residents throughout the area of what is a small residential village.

Yours sincerely

Carol Tennant

[REDACTED]  
[REDACTED]  
Robin Hoods Bay

YO22 [REDACTED]

Dear Sirs,

Re: License Application for Robin Hoods Bay Vineyard, Greenhills Farm, Robin Hoods Bay, YO22 4PJ.

First I'd like to say I have no objection to Mr. and Mrs. Shevelling operating their vineyard and making a living. We are all in the same boat and times are hard at the moment. My concerns relate to safety and nuisance problems that their application potentially will cause.

When I've previously spoken to Mrs. Shevelling about this matter, the main things she addressed were that they would like to be able to sell their wine from their premises and that they would like to run the occasional tour of the vineyard "4 or 5 times in the summer months".

I have no objection to that, it sounds completely reasonable and, honestly just a nice rewarding thing for all their hard work.

However the license they have applied for is completely at odds with this and allows them basically to run a pub / wedding venue anywhere within the vineyard. The license noticeably avoids the area around their house, yet comes right up to the boundary of an entire street of properties where at least 6 children live permanently and another half dozen regularly spend long periods of time.

The roads leading to the vineyard are narrow, single track roads. They are not safe for the number of vehicles that their maximum occupancy would permit and they either will approach off a dangerous bend from the main road, or along a rough surfaced private road full of families. The steep road leading off Elm Grove has already been damaged by their contractor vehicles, and a van has had to be rescued there too.

I would appreciate it if the licensed area could be limited to inside the current winery building at the top of the property where only their wine could be sold and tasted, not other alcohol. Also for the bottles to be consumed elsewhere.

The licensed hours should be the shop opening hours of 9-5, not pub opening hours. This would cut the nuisance from noise and light hugely. This is a dark skies area, and the Bay is basically a huge amphitheater with all the noise amplifying effects that

come with that. Sound carries here and light pollution can be seen from a huge distance away.

I'm not sure how many people can fit in the winery, but I suspect 500 would be a bit of a squash not to mention the potential 250 cars that would be needed. A tour would probably be around 30 people to be a nice event, with maybe another 30 waiting for the next tour. I'm not sure why 500 would be needed apart from using the vineyard as a wedding venue regularly like at Holmfirth.

It might be worth noting that Hook House Farm (1/2 a mile away) is very much limited in numbers for their campsite and also are only allowed to operate as a campsite for part of the year. Why should the vineyard get special rules? The campsite at least has much better access and no direct neighbours.

Thank you for taking the time to review my concerns,

Kind regards,



Jane Tennant



[REDACTED] Robin Hood's Bay, Whitby  
North Yorkshire YO22 [REDACTED]

Tel: [REDACTED] e-mail: [REDACTED]

7 October 2024

Dear Sir or Madam,

Re Premises Licence at Greenhills Farm, Robin Hood's Bay

We wish to make representations in respect of the Licence Application for sale of alcohol "on" and "off" these premises. However, we would have no objection to a grant of an "off licence" for sale of alcohol covering the whole of the premises in order to permit the sale of the wine produced on site to small numbers of visitors. We assume that "tasting" of wine without charge would not require a liquor licence.

Our understanding of the (former) SBC Policy Document is that Para 3.32 permits the playing of amplified live or recorded music at premises with an "on" licence between 08.00 and 23.00 on any day provided the audience is under 500. Our concerns are that an "on" licence without restrictions would permit the applicants, or their successors in title, subject to obtaining appropriate Planning and Building Regulation Consents, to develop the site in a wholly inappropriate way.

Of the four "licensing objectives" set out in the SBC Policy, "Public safety" and "The prevention of public nuisance" are particularly relevant.

**Public safety:** The site is served only by very narrow, single vehicle width, lanes with no passing places (one of which is an unadopted cinder track over which the public have established rights of way). Additionally, these lanes are regularly used by walkers and horse riders to whom any increase in volume of vehicular traffic would present real danger.

**Public nuisance:** The site has an open aspect to the South and previous experience shows that loud music on the site carries a considerable distance both across Robin Hood's Bay and to the West towards Fylingthorpe. This would be unacceptable on anything other than a very occasional basis, especially up to 11.00pm.

We fully appreciate that the SBC Policy (Paras 3.3 & 3.4) draws a distinction between applications for Planning or Building Regulation Consent and licensing applications but does state "Applicants shall be expected to have obtained the appropriate consents or licences prior to operation". However, there is no evidence of Planning Permission having been given (or sought) for a change of use to enable use as an entertainment venue or retail sales ("on" or "off") of alcohol for this site for seven days a week. Thus, no formal plans of the buildings concerned (or any new buildings which may be proposed) are available for public scrutiny or comment by the Highways Authority, National Park Planning Authority or the Parish Council.

In summary, if the Applicants simply want to offer wine tasting and "off" sales of their produce to small (say up to 30 at a time) numbers of visitors then presumably an "off licence" would suffice. If they maintain that an "on licence" is required we assume they would have no objection to voluntary restrictions on the licence prohibiting the playing of music other than within an identified enclosed building, limiting the numbers of visitors and restricting sales to wine produced in this vineyard. We invite the Licensing Authority to consider imposing conditions along these lines

Yours faithfully,

Theresa & David Wall

**Greenhills Farm**

*Notice of application for a premises licence.*

*Notice is given that Rebecca Elizabeth and Ian John Sheveling have applied to North Yorkshire Council for a premises licence under Section 17 of the Licensing Act 2003.*

*Premises: Greenhills Farm, Bay Vineyard, High Lane, Robin Hoods Bay, YO22 4PJ*

*The licensable activities are:*

- *supply of alcohol - 9am until 11pm Monday to Sunday*

*Anyone who wishes to make representations regarding this application must give notice in writing to: North Yorkshire Council, Licensing Services, Town Hall, St Nicholas Street, Scarborough, YO11 2HG or by email to [licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk).*

*Representations must be received by Wednesday 9 October 2024.*

*It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.*

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Alcohol license objection Bay Vineyard Robin Hood's Bay (application dated 10/09/2024).  
**Date:** 05 October 2024 16:31:04

---

Dear Sir/madam

I am writing to strongly object to the application for an alcohol licence by Rebecca and Ian Sheveling for Bay Vineyard at Greenhills Farm, High Lane, Robin Hood's Bay (application dated 10/09/2024).

I am a regular visitor to Robin Hood's Bay, drawn by its beauty, peace and small village feel. Walking the cliff path towards Whitby is a regular pastime and I am horrified by the thought that granting the licence under the current conditions would allow both live and recorded music indoors and outdoors, with up to 500 attendees with potential operating hours of 9am - 11pm, seven days a week. This would spoil the whole nature of the village. I imagine due to the shape of the bay and the otherwise tranquility, any noise would travel and be heard across the village creating noise pollution for residents, holiday makers and wild life alike, adversely affecting their quality of life. There are seals on the coast and wild deer in the cliffs undergrowth.

There is also the issue of traffic due to the narrow lanes that lead up to the vineyard. I can't imagine how they will manage with the increased volume of traffic and any changes to make them safer or more accessible would again adversely affect the nature of the area and tranquility of the countryside location.

I understand that the vineyard is a business and it wants to develop. However I believe this should be restricted to wine tasting and vineyard tours all in keeping with a vineyard. Opening up the venue with an unrestricted (if under 500 people) licence 365 days a week including music until 11pm appears completely unreasonable and not proportionate to the size of the business and its location.

I hope that the relevant authorities and people making the licensing decision will consider these points and turn down or impose strict and enforceable restrictions on the application.

Thanks

Sue

Sue Wallis

[REDACTED]  
Cheadle

Cheshire

SK8 [REDACTED]  
[REDACTED]

Robin Hood's Bay  
Whitby  
YO22

6<sup>th</sup> October 2024

North Yorkshire Licensing Services,  
Town Hall,  
St. Nicholas Street,  
Scarborough,  
YO11 2HG.

Dear Sirs,

Premises License Application No 20240910  
In respect of Greenhills Farm, Robin Hood's Bay YO22 4PJ.

I wish to lodge a representation against the approval of this application by the Shevelings, the owners of Greenhills Farm. The application should be rejected because its terms greatly exceed those required to enable wine tasting to be conducted at the premises and its effects are clearly contrary to the objectives of the licensing laws.

1. It fails to support the objective of preventing public nuisance.  
The Shevelings have previously held a private event at Greenhills which disturbed everyone living below them in Robin Hood's Bay and elsewhere in Fylingdales and created very considerable unhappiness in the community. The Application, if granted, would open the way to having loud music blasting across the Bay and lights flashing on a regular basis throughout the year, which would not only be severely detrimental to residents rights to quiet enjoyment of their homes but also damaging to other commercial activities in the Bay, such as the camp sites and bed and breakfast businesses, whose customers come to enjoy the peace and quiet offered by its rural setting. This Application is far wider than is necessary to permit the sale of alcohol incidental to wine tasting tours of the vineyard and it has no effective provisions to prevent gross noise and light pollution affecting the entire neighborhood.
2. It fails to support the Licensing objective of protecting public safety.  
Access to Greenhills is along a track from Hook's House Farm without passing places, over which the public has long had right of way. Smay Lane, which provides alternative access to Greenhills and is tarmacked, is equally narrow and without passing places, as well as being sunken below the level of the fields on either side. . This means that access to and from Greenhills is constricted and unsuitable for constant use by drivers who are unfamiliar with the access arrangements, especially at night and after alcohol has been consumed. This is the case whether sales of alcohol at Greenhills are being conducted under a full license or any Temporary Event Notice.

The applicants clearly state in the first paragraph of the proposed Conditions attached to their Application that the premises will operate as a farm, vineyard and winery. Greenhills certainly does not have planning permissions to conduct any activities other than these. It can be argued, although it is debatable, that the sale of alcohol on the premises is an activity ancillary to conducting a wine making business. Therefore if the Licensing Committee were to

grant a license for the premises it should attach conditions limiting activities on the premises only to those which are incidental to conducting wine tasting, while also addressing the duty to prevent public nuisance and protect public safety.


These restrictions should include the following:

- a) Only wine produced by the Shevelings at their own vineyards at Greenhills and Holmfirth should be offered for sale. No other wines or other kinds of alcohol should be permitted. This will prevent the premises being used as a public house, restaurant or party venue and address the public nuisance and public safety concerns.
- b) Wine sales should only be permitted between 9am and 4pm between 1<sup>st</sup> October and 31<sup>st</sup> March and 9am and 6pm between 1<sup>st</sup> April and 30<sup>th</sup> September. This will mitigate safety concerns regarding access to the premises.
- c) Sales of wine should only take place inside the winery itself with doors closed and not in the vineyards, fields and barns forming part of the Farm as a whole. This would avoid disturbance to the residents of Elm Grove and Copsella farm which directly adjoin the Greenhills and prevent noise and light pollution across the surrounding area.
- d) No food should be available other than snacks or appetisers to assist the wine tasting. Its cost should be included in the price of a wine tasting tour and not charged for separately. This will help prevent the Premises becoming an entertainment venue as opposed to a winery.
- e) No music should be played outside and doors and windows to the winery or any other building where it is played indoors should be kept shut at all times to prevent disturbance.
- f) The number of persons attending a wine tasting at any time should be limited to 50 persons. This seems a reasonable number, given the size of the winery and the quantities of equipment installed in it. This number should also address fire safety concerns for the building, mitigate problems of access to and from Greenhills and issues of parking at the Farm which have not been addressed in the Application.
- g) No performances of live music, plays, films or other activities referred to in the standard licensing application should be permitted on the Premises.

It is not stated in the Application whether the Shevelings have made any application for planning permission the Council or to the National Parks Authority. While this is not normally a requirement for the grant of a liquor license, this should be a factor considered by the Committee in this case because of the public nuisance and especially public safety concerns. In the absence of the relevant planning approvals a liquor license might be used to operate under the '28 day rule' which would circumvent the protections intended to be provided by the regulations while presenting all the problems described above.

I hope that the Committee will take all these issues into careful consideration and decide either to reject this application or to enforce the conditions set out above to limit the use of any liquor license to only those incidental to running a winery.

Yours faithfully,



J. R. Williamson.



**From:** [REDACTED]  
**Subject:** [Licensing \(SCA\)](#)  
**Date:** Re: Support for licensing of the Vineyard in Robin Hood's Bay  
08 October 2024 11:48:45

---

Good morning!  
Of course.

[REDACTED]  
Holmbridge  
HD9 [REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, October 8, 2024, 9:53 AM, Licensing (SCA) <[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)> wrote:

Good Morning Lindsey,

Thank you for your email.

In order for me to submit your support to the licensing hearing, please could you provide your address.

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



---

OFFICIAL

**From:** lindsey broughton [REDACTED]  
**Sent:** Monday, October 7, 2024 9:03 PM  
**To:** Licensing (SCA) <[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)>  
**Subject:** Support for licensing of the Vineyard in Robin Hood's Bay

Dear Sirs

Last year I helped harvest the vines at the Vineyard and I fully support the licensing of this business, as it would be wonderful to buy a bottle of wine directly from the very place that the grapes were grown. As much as anything, it makes sense reduces the carbon footprint.

Kind regards

Lindsey Broughton

[Sent from Yahoo Mail for iPhone](#)

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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Greenhills Farm Bay Vineyard Robin Hoods Bay YO22 4PJ  
**Date:** 06 October 2024 15:35:12

---

Good afternoon,

I am writing in support of above premises licence, for the Vineyard in Robin Hoods Bay, I think the proposal is a welcome concept, generating employment, but also offering an interesting tourism proposal, by a local, respected family, with a unique business strategy.

I wholeheartedly support any business that is trying to create something in the local area, that benefits the locals and tourists.

I believe the Sheveling family will be able to make a huge success of this.

Best wishes from Sarah Crosby

[REDACTED] Micklebby

TS134 [REDACTED]

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Bay Vineyard  
**Date:** 08 October 2024 09:58:20

---

Thank you for your email.

My address is

[REDACTED]  
Holmfirth  
HD9 [REDACTED]

Kind regards, **Judith Ford**

Sent from my iPhone

On 8 Oct 2024, at 09:52, Licensing (SCA)  
<[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)> wrote:

Good Morning Judith,

Thank you for your email.

In order for me to submit your support to a licensing hearing, please could you provide your address?

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



---

OFFICIAL

**From:** Judith Ford [REDACTED]  
**Sent:** Monday, October 7, 2024 8:35 PM

**To:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Subject:** Bay Vineyard

Dear Sirs,

I am writing in support of the licence application made for Robin Hoods Bay Vineyard.

I have been a frequent visitor at The Holmfirth Vineyard for many years and travelled recently to visit The Bay Vineyard. The trip over to Robin Hoods Bay was very pleasant and I will certainly be repeating my visit sometime in the very near future.

The vineyard will surely create employment in the small town of Robin Hoods Bay as well as being a pleasant tourist attraction that is bound to bring discerning, mature visitors to the area in addition to those families seeking fun on the beach.

Kind regards, **Judith Ford**

Sent from my iPhone

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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Greenhills farm  
**Date:** 03 October 2024 11:33:29

---

To who it may concern,

I am writing in regards to the licence application at greenhills farm.

I agree that the licence should be granted.

Last week I booked on a wine tour, which was fantastic, we tried 4 wines. There was less than an inch of wine in each glass so it would be impossible to get drunk. I followed the vineyard directions off the B1447 as Rebecca and Ian told me not to drive up Smay lane.

I do have a business in Robin Hood's Bay and the feedback from the wine tours they have done in September has been sensational, it's bringing more business into the village and that's so important now we're going into our quite season.

After the vineyard was featured on Yorkshire by the sea I get asked daily why Sheveling wine isn't sold in any local shops. Tourists can't get their head around the fact they don't have a license.

I have heard village chatter and to bring up the drunk and disorderly act is crazy to me when the people saying it live next to or back on to The Grosvnver hotel (music every Tuesday nights and most weekends) it feels like the angry locals are trying to 'say the correct words' to sway you.  
I hope that isn't working.

I really wish Rebecca and Ian all the success in the world with their vineyard and licence in Robin Hood's Bay and hope you grant their license.

Thank you  
Holly Gray

Sent from my iPhone

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 October 2024 11:25  
**To:** Licensing (SCA)  
**Subject:** Re: Greenhills farm

Hello yes thank you it's:

Holly Gray

[REDACTED]  
Robin hoods bay  
YO22 [REDACTED]

Sent from my iPhone

> On 4 Oct 2024, at 10:51 AM, Licensing (SCA) <licensing.sca@northyorks.gov.uk> wrote:  
>  
> Good Morning,  
>  
> Thank you for your email and representation.  
> In order for this to be brought in front of the committee at the hearing, please could you provide me with your  
address to enable us to send over relevant documentation.  
>  
> Kind regards  
> Kerry  
> Technical Licensing Officer  
> Town Hall  
> St Nicholas Street  
> Scarborough  
> North Yorkshire  
> YO11 2HG  
> Telephone: 0300 131 2131  
> Email: licensingservices.sca@northyorks.gov.uk

>  
> OFFICIAL  
> -----Original Message-----  
> From: [REDACTED]  
> Sent: Thursday, October 3, 2024 11:33 AM  
> To: Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
> Subject: Greenhills farm  
>

> To who it may concern,  
>  
> I am writing in regards to the licence application at greenhills farm.  
>  
> I agree that the licence should be granted.  
>  
> Last week I booked on a wine tour, which was fantastic, we tried 4 wines. There was less than an inch of wine in each glass so it would be impossible to get drunk. I followed the vineyard directions off the B1447 as Rebecca and Ian told me not to drive up Smay lane.  
>  
> I do have a business in Robin Hood's Bay and the feedback from the wine tours they have done in September has been sensational, it's bringing more business into the village and that's so important now we're going into our quite season.  
> After the vineyard was featured on Yorkshire by the sea I get asked daily why Sheveling wine isn't sold in any local shops. Tourists can't get their head around the fact they don't have a license.  
>  
> I have heard village chatter and to bring up the drunk and disorderly act is crazy to me when the people saying it live next to or back on to The Grosvnver hotel (music every Tuesday nights and most weekends) it feels like the angry locals are trying to 'say the correct words' to sway you.  
> I hope that isn't working.  
>  
> I really wish Rebecca and Ian all the success in the world with their vineyard and licence in Robin Hood's Bay and hope you grant their license.  
>  
> Thank you  
> Holly Gray  
>  
>  
>  
>  
> Sent from my iPhone

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Green hills farm / bay vineyard license application  
**Date:** 08 October 2024 09:50:36

---

[REDACTED]  
Elland  
West Yorkshire  
Hx5 [REDACTED]

Gaynor Ormston

OFFICIAL

---

**From:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Sent:** Tuesday, October 8, 2024 9:49:01 AM  
**To:** gaynor ormston [REDACTED]  
**Subject:** RE: Green hills farm / bay vineyard license application

Good Morning Gaynor,

Thanks you for your email.

To enable me to submit your support to a Licensing Hearing, please could you provide your address.

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



OFFICIAL

---

**From:** gaynor ormston [REDACTED]  
**Sent:** Monday, October 7, 2024 3:58 PM  
**To:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>

**Subject: Green hills farm / bay vineyard license application**

Good afternoon

I write in regards to the above named application. We visit Robin hoods bay regularly in our caravan and the vineyard makes our stay the better. It's making job opportunities for local people. It brings tourism to the area & it's educational. I whole heartedly support the application.

Gaynor Ormston

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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Robin Hood's Bay Vineyard  
**Date:** 06 October 2024 12:33:18

---

Dear Sir/Madam,

I have recently seen the application for an alcohol license at the Robin Hood's Bay Vineyard and am writing to fully support it being granted. Having visited the farm I would like to commend the family for such a fantastic use of their green space. The tours are interesting, informative and are bringing the right kind of visitor to this local economy that struggles beyond the winter months.

The tours are run smoothly in a professional manner, with huge consideration to locals, striving to be a place that benefits the community the family love. The vineyard working its land means more jobs for locals and a continuation of agricultural use, which can only be a welcome change in time when these farming practices are being lost. After years of planting, growing, investing and working hard, an opportunity to sell their produce is very well deserved.

Yours Sincerely  
Robert and Charlotte Prior

[REDACTED]  
Whitby  
YO21 [REDACTED]



**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Fwd: Alcohol licence application.Green Hill Farm.  
**Date:** 06 October 2024 12:26:23

---

Sent from my iPad

Begin forwarded message:

**From:** neil purves [REDACTED]  
**Date:** 6 October 2024 at 11:47:27 BST  
**To:** [licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)  
**Subject:** Alcohol licence application.Green Hill Farm.

I would like to support the application for an alcohol licence at Green hill farm.Bay vineyard,High lane,Robin hoods bay,yo224pj.mrs R and mr J Shelving.I live reasonably close by and the vineyard has caused me no bother or annoyance whatsoever,I believe that the vineyard should be allowed to sell alcohol .The vineyard owners have put a lot of work into this super project that will hopefully employ local people and I wish them well in their business activities.Regards Neil Purves,[REDACTED] Fylingthorpe,North Yorkshire.Yo22[REDACTED]  
Sent from my iPad

**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Robin Hoods Bay Vineyard  
**Date:** 07 October 2024 12:09:11

---

Good Morning,  
Yes of course, my apologies for not attaching that to the original email.

Georgia Russell

[REDACTED]  
Whitby

YO21 [REDACTED]

Thank you for getting back to me.

Have a great day.

Georgia Russell

Sent from [Outlook for iOS](#)

OFFICIAL

---

**From:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Sent:** Monday, October 7, 2024 10:27:07 AM  
**To:** georgia russell [REDACTED]  
**Subject:** RE: Robin Hoods Bay Vineyard

Good Morning ,

Thank you for your email.

To enable us to put your support forward at a Licensing Hearing, please could you forward your address by reply to this email.

**Kind regards**

**Kerry**

Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



OFFICIAL

**From:** georgia russell [REDACTED]  
**Sent:** Sunday, October 6, 2024 12:04 PM  
**To:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Subject:** Robin Hoods Bay Vineyard

To the Licensing Officer,

I write the reference to the premises license application for the Bay Vineyard.

I just wanted to voice my support for the application.

What the Shelving's are doing and aim to do at the Vineyard can only have a positive impact on the local economy both via income from tourist trade for the whole village and also providing jobs and income for local people and also new local sustainable produce to sell for local business owners.

Yours sincerely  
Georgia Russell

Sent from [Outlook for iOS](#)

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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](mailto:licensing.sca@northyorks.gov.uk)  
**Subject:** Re: Vineyard  
**Date:** 08 October 2024 04:38:57

---

[REDACTED] YO21 [REDACTED]  
Sent from my iPhone

On 7 Oct 2024, at 10:24, Licensing (SCA)  
<[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)> wrote:

Good Morning Safye,

Thank you for your email.

To enable us to put your support forward at a Licensing Hearing, please could you forward your address.

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

<image001.jpg>

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OFFICIAL

**From:** Safiye Summersgill [REDACTED]  
**Sent:** Sunday, October 6, 2024 12:04 PM  
**To:** Licensing (SCA) <[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)>  
**Subject:** Vineyard

Dear Sirs

I am writing to support the granting of a licence to the Bay Vineyard in Robin Hoods Bay.

This developing industry for the UK is great to have in the local economy for employment and will add to the experience of visitors to the Bay and Whitby area.

yours faithfully

--

Safiye Summersgill



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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Application for premises licence at The Bay Vineyard, Robin Hoods Bay  
**Date:** 08 October 2024 12:50:04

---

My address is

[REDACTED]  
[REDACTED]  
[REDACTED] Holmfirth  
[REDACTED] HD9

Thanks  
Helena Windras

On Tue, 8 Oct 2024, 09:50 Licensing (SCA), <[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)> wrote:

Good Morning Helena,

Thank you for your email.

In order for me to submit your support to a Licensing Hearing, please could you supply your address.

Kind regards

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensingervices.sca@northyorks.gov.uk](mailto:licensingervices.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

NYC sign logo



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OFFICIAL



**From:** Helena Windras [REDACTED]  
**Sent:** Monday, October 7, 2024 7:16 PM  
**To:** Licensing (SCA) <[licensing.sca@northyorks.gov.uk](mailto:licensing.sca@northyorks.gov.uk)>  
**Subject:** Application for premises licence at The Bay Vineyard, Robin Hoods Bay

I am writing to give my support to the licence application for The Bay Vineyard at Robin Hoods Bay. The licence will enhance the tourism experience to The Bay while offering job opportunities to the locals. It's a complete new venture to the area which will only add to the current activities open to the many visitors to RHB in the future

Kind Regards

Helena Windras

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**From:** [REDACTED]  
**To:** [Licensing \(SCA\)](#)  
**Subject:** Re: Licence application for Bay Vineyard  
**Date:** 07 October 2024 11:19:57

---

Sophie Wooster

[REDACTED]  
YO21 [REDACTED]

Sent from [Outlook for iOS](#)

OFFICIAL

---

**From:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Sent:** Monday, October 7, 2024 10:35:49 AM  
**To:** Sophie Neild [REDACTED]  
**Subject:** RE: Licence application for Bay Vineyard

Good Morning Sophie,

Thank you for your email.

To enable us to put your support forward at a Licensing Hearing, please could you forward your address to us at this email.

**Kind regards**

**Kerry**  
Technical Licensing Officer

Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Telephone: 0300 131 2131  
Email: [licensing.services.sca@northyorks.gov.uk](mailto:licensing.services.sca@northyorks.gov.uk)  
Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



OFFICIAL

---

**From:** Sophie Neild [REDACTED]  
**Sent:** Sunday, October 6, 2024 2:03 PM  
**To:** Licensing (SCA) <licensing.sca@northyorks.gov.uk>  
**Subject:** Licence application for Bay Vineyard

To whom it may concern,

I am in complete agreement and support the licence application for the Sheveling's vineyard.

What a great thing to be able to buy a bottle of wine direct from the vineyard. Who have been established a while and making consistently good wine in the local area.

I am all for diversifying what the North Yorkshire Coast has to offer.

Best wishes,

Sophie Wooster

Sent from [Outlook for iOS](#)

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