

the Plaza Consultancy

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7 Clifton Mount
Rotherham S65 2AQ

Barry Gill
Chief Planning Enforcement Officer
Harrogate Borough Council
Department of Development Services
Knapping Mount
West Grove Road
Harrogate
HG1 2AE

Re: 96/00413/PR15 - Marston Moor Airfield

Dear Mr Gill,

The answers to your questions in the above Planning Contravention Notice as attached. It has been extremely difficult to answer them accurately, due to the nature of the operation.

'Tockwith Autodrome' is a multi-purpose motorsports and driver training area. Its land is available to the public, companies, and public organisations for any use which requires an area of pavement, off the public roads, for the enjoyment of motorsport, training and testing of vehicles. Many other activities other than the ones referred to in the PCN have and do take place here, such as car shows, product launches, driving skills competitions, and motorcycle training. These events or activities can be organised by the operating company – Tockwith Motor Sports, third-party organisers or individuals. Tockwith Motor Sports will provide training, marshalling, construction of temporary courses, supervision and catering as required. It is also the home-base and training ground of Tockwith Motorsport Ginetta Racing Team.

It could be said that no one event or activity is exactly the same as another. The breaking-down into separate categories of activity in the PCN, indicates that you believe each one should have specific permission. Given the above, this is patently ridiculous; it would be akin to the Great Yorkshire Show Ground requiring specific permission for every event it stages.

These activities have been taking place for at least 39 years, since Mr Moore's late father took on the lease of the site. You have provided us with a Planning Permission dated 1970 for a driver training centre, and one dated 1962 for essentially the same activity. Both have conditions requiring Local Authority approval for siting and design if buildings. Although no evidence can

be found that these conditions were satisfied, the lack of enforcement action over the years would tend to suggest that they were.

A flyer put out by the complainant indicates that Harrogate Borough Council has said the 1970 Planning Permission lapsed in 1973. The occupier disputes this. This complaining body has in the past contacted individuals and companies peripherally involved in planning matters, to the detriment of commercial interests. I hope that the names and addresses contained within the answers to the PCN may remain confidential.

We would add that evidence can be provided for all the answers following, but hope that this will not be necessary.

Yours faithfully,

Martin Dale

i) Name (in full) and address of occupier(s):-

Simon Craig Moore
Marston Lodge Farm
Wetherby Road
York YO26 7NQ

ii) State whether land is held by the occupier(s):-
c) Under a lease, and

YES

If so, for what term

25 years

iii) Name (in full) and address of freeholder(s)

Wendy Goat
The Bungalow
Fleet Lane
Tockwith YO26 7QF

R Howard
West End Lodge
Lennerton Lane
Sherbourn-in Elmet
LS27 6JE

iv) Name (in full) and address of leaseholder(s)

Simon Craig Moore
Marston Lodge Farm
Wetherby Road
York YO26 7NQ

v) Name (in full) and address of mortgagee(s)

Not known

vi) Name (in full) and address of any person(s) other than those specified above having an interest in the Land and the nature of such interest.

None known

vii) Please provide written details of the following:

(a) Bus depot/parking

1. Identify on the attached plan the parts of the Land used for this purpose

Coloured green on attached plan

2. give the date when this use began

1991

3. give the name and address of the person/company currently operating this use.

Harrogate Coach Travel
St Thomas' Way,
Green Hammerton,
York YO26 8BE

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

?

Eddie Brown Tours, formerly Race Coaches
Bar Lane,
Roecliffe,
York, North Yorkshire YO51 9LS

6. Please provide copies of any licences or agreements entered into with the persons/companies identified in (a) 3 & 5 above for the operation of the bus depot.

There are none in writing

(b) Residential caravans –

1. Identify on the attached plan the parts of the Land used for this purpose

Coloured red on attached plan

2. give the date when this use began

Caravan A-1970, Caravan B-1975, Caravan C-1991

3. give the names and addresses of the persons/companies currently occupying the caravan(s).

Caravan A

Harrogate Coach Travel
St Thomas' Way,
Green Hammerton,
York YO26 8BE

Caravan B

1 occupant identified

Caravan C

Harrogate Coach Travel
St Thomas' Way,
Green Hammerton,
York YO26 8BE

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have occupied caravans on the site during the previous 10 years

1 occupant identified plus companies below.

Harrogate Coach Travel
St Thomas' Way,
Green Hammerton,
York YO26 8BE

Tockwith Motor Sports security employees
Tockwith Autodrome
Tockwith
York YO26 7QF

6. Please provide copies of any licences or agreements entered into with the persons/companies using the caravan(s) as identified in (b) 3 & 5 above.

There are none in writing

(c) Storage of barriers

1. Identify on the attached plan the parts of the Land used for this purpose

Current positions coloured blue on attached plan, although any part of the site may be used

2. give the date when this use began

1970

3. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Barrier Systems (no longer trading)
8 High Street
Yarm
Stockton On Tees
TS15 9AE

6. please advise whether the barriers are kept on the land exclusively for use on Tockwith Airfield or are barriers supplied to other sites outside Tockwith Airfield.

They are supplied to other sites on a rental basis

7. If barriers are supplied offsite please advise when his use began.

1970

8. Please provide copies of any licences or agreements entered into with the

persons/companies identified in (c) 3 & 5 above relating to the storage or provision of barriers.

There are none in writing

(d) Parking of heavy goods vehicles

1. Identify on the attached plan the parts of the Land used for this purpose

Current positions hatched blue on attached plan, although any part of the site may be used

2. give the date when this use began

1970

3. give the names and addresses of the persons/companies currently operating this use.

Tockwith Multi-Drive Training Centre
Tockwith Autodrome
Tockwith

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Multi-Drive Training Centre
Tockwith Autodrome
Tockwith

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

Tockwith Training Services
The Training Centre
Shirbutt Lane
Hessay
YORK
North Yorkshire
YO26 8JT

6. Please provide copies of any licences or agreements entered into with the persons/companies identified in (d) 3 & 5 above relating to the parking of heavy goods vehicles.

There are none in writing

(e) Storage of tyres

1. Identify on the attached plan the parts of the Land used for this purpose

Hatched red on attached plan

2. give the date when this use began

1970

3. give the names and addresses of the persons/companies currently operating this use

Eco-Terra Tyres Ltd.

31 Lyndon Avenue
Bramham Nr Wetherby
Leeds
West Yorkshire LS23 6RG

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

6. please advise whether the tyres are kept on the land exclusively for use on Tockwith Airfield or are tyres supplied to other sites outside Tockwith Airfield.

Supplied to other sites

7. If tyres are supplied offsite please advise when this use began.

1970

8. Please provide copies of any licences or agreements entered into with the persons/companies identified in (c) 3 & 5 above relating to the storage or provision of barriers.

There are none in writing

(f) Go Karting

1. Identify on the attached plan the parts of the Land used for this purpose

Hatched green on attached plan

2. give the date when this use began

1970

3. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

6. please describe what works have been undertaken to create, maintain or improve the surface used for this purpose and when the works were substantially completed ie laying of tarmac or other hard surface

Over the years tarmac has been laid over the existing concrete runway surface, as and when required, to repair and improve the surface

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. This has always been the case.

8. Please provide copies of any licences or agreements entered into with the persons/companies identified in (c) 3 & 5 above relating to the storage or provision of barriers.

There are none in writing

(g) Pro-Am Karting

1. Identify on the attached plan the parts of the Land used for this purpose

Hatched magenta on attached plan

2. give the date when this use began

1991

3. give the names and addresses of the persons/companies currently operating this use

Pro-Am Outdoor Karting
Tockwith Airfield
Tockwith
York YO26 7QF

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

Pro-Am Outdoor Karting
Tockwith Airfield
Tockwith
York YO26 7QF

6. please describe what works have been undertaken to create, maintain or improve the surface used for this purpose and when the works were substantially completed ie laying of tarmac or other hard surface

Over the years tarmac has been laid over the existing concrete runway surface, as and when required, to repair and improve the surface

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. This has always been the case

8. advise how many days this use has been operated on the land in the last 12 months.

The use is always available, subject to bookings

10. Please provide copies of any licences or agreements entered into with the persons/companies identified in (c) 3 & 5 above relating to the storage or provision of barriers.

There are none in writing

(h) Ginetta driving

1. Identify on the attached plan the parts of the Land used for this purpose

The entire site edged in red on the attached plan

2. give the date when this use began

1970

3. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

6. please describe what works have been undertaken to create, maintain or improve the surface used for this purpose and when the works were substantially completed ie laying of tarmac or other hard surface

Over the years tarmac has been laid over the existing concrete runway surface, as and when required, to repair and improve the surface

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. This has always been the case8. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. This has always been the case

8. advise how many days this use has been operated on the land in the last 12 months.

The use is always available, subject to bookings

9. does the driving involve any element of competitive racing or driving against other vehicles and drivers or against the clock and for how long has this been an intergral part of the use.

Yes, since 1991

10. is the driving done by members of the public or professional drivers and if both please details of the split between the two in percentage terms.

Professional

11. Please provide names and addresses of any professional drivers who regularly use the facilities at Tockwith Airfield

4 individual identified here.

12. Please provide copies of any licences or agreements entered into with the persons/companies identified in (c) 3 & 5 above relating to the storage or provision of barriers.

There are none in writing

(i) Rally Cross

Hatched in black on the enclosed plan

2. give the date when this use began

1991

3. give the names and addresses of the persons/companies currently operating this use

PSM Motorsport Limited
1 North Road
Hetton-Le-Hole
Tyne & Wear
DH5 9JU

4. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

5. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

PSM Motorsport Limited
1 North Road
Hetton-Le-Hole
Tyne & Wear
DH5 9JU

6. please describe what works have been undertaken to create, maintain or improve the surface used for this purpose and when the works were substantially completed ie laying of tarmac or other hard surface

Tarmac has been laid over the existing concrete runway surface, as and when required, to form a defined circular

track. This is an ongoing process, the latest laying of tarmac was completed in 2009

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. Training in race driving is also offered by specialist instructors. This has always been the case

8. advise how many days this use has been operated on the land in the last 12 months.

The use is always available, subject to bookings.

. does the driving involve any element of competitive racing or driving against other vehicles and drivers or against the clock and for how long has this been an intergral part of the use.

Yes, since 1991

10. is the driving done by members of the public or professional drivers and if both please details of the split between the two in percentage terms.

Both, but all enter as individuals, so split is not known

11. Please provide names and addresses of any professional drivers who regularly use the facilities at Tockwith Airfield

4 names here

12. Please provide copies of any licences or agreements entered into with the persons/companies identified in (c) 3 & 5 above relating to the Rally Cross operation.

There are none in writing

(j) Corporate Use

You have previously publicised the use of the site for corporate use or corporate days

1. Does “corporate” use or do “corporate days” take place in relation to the uses addressed in paragraphs (f), (g), (h), (i) above and if so in each case explain how such usage differs from the normal operation of the use as explained in answers to the questions listed in the said paragraphs above.

Yes. These are bespoke events, with the client choosing a mix of activities available at the site to be available to guests. These events are supervised and marshalled by Tockwith Motor Sport staff, and vehicles are provided.

2. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

3. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

4. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

5. advise how many days this use has been operated on the land in the last 12 months.

The use is always available, subject to bookings, the operator estimates 150 days in the last 12 months

6. does the driving involve any element of competitive racing or driving against the clock and for how long has this been an integral part of the use.

Yes, since 1970

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. Training in race driving is also offered by specialist instructors. This has always been the case

(k) Track Days

You have previously publicised events called "Track Days"

1. Do such days" take place in relation to the uses addressed in paragraphs (f), (g), (h), (i) above and if so in each case explain how such usage differs from the normal

operation of the use as explained in answers to the questions listed in the said paragraphs above.

Yes. These are bespoke events, with the client choosing a mix of activities available at the site to be available to guests. They are organised by a third party, and are otherwise identical with "Corporate Days" These events are supervised and marshalled by Javelin Trackdays staff, and vehicles are provided, or the guests may run their own, subject to restrictions.

2. give the names and addresses of the persons/companies currently operating this use

Javelin Trackdays
Mulberry Close, Keelby
Immingham
DN41 8EX

3. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

4. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Javelin Trackdays
Mulberry Close, Keelby
Immingham
DN41 8EX

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

5. advise how many days this use has been operated on the land in the last 12 months.

The use is always available, subject to bookings, the operator estimates 150 days in the last 12 months

6. does the driving involve any element of competitive racing or driving against the clock and for how long has this been an integral part of the use.

Yes, since 1970

7. does the use involve the giving of training to drivers and if so explain the nature of the training given and say how long this has been an integral; part of the use.

Yes. Motor Sports Driver Safety Training, provided by the operator, is a condition of drivers being allowed to use the track. Training in race driving is also offered by specialist instructors. This has always been the case.

(I) Driver Training

1. please explain the nature of driver training carried out on the land and the vehicles involved.

Training by qualified instructors is available for driving any type of vehicle, including mobile plant and racing vehicles. Vehicles may be supplied, or the client may provide his/her own vehicle.

2. Identify on the attached plan the parts of the Land used for this purpose.

The whole site, edged red on the plan

3. give the date when this use began.

1970

4. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

Tockwith Multi-Drive Training Centre
Tockwith Autodrome
Tockwith

5. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

4. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

Tockwith Training Services
The Training Centre
Shirbutt Lane
Hessay
YORK
North Yorkshire
YO26 8JT

Tockwith Multi-Drive Training Centre
Tockwith Autodrome
Tockwith

(m) Vehicle testing

1. please explain the nature of vehicle or component testing carried out, and the vehicles involved.

Any individual or company may rent any part of the site for road-testing any vehicles or components thereon, on an ad hoc basis, subject to it not conflicting with other activities.

2. Identify on the attached plan the parts of the Land used for this purpose.

The whole site, edged red on the plan

3. give the date when this use began.

1970

4. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

5. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

4. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome

Tockwith
York YO26 7QF

(n) Vehicle repairs

1. Identify on the attached plan the parts of the Land used for this purpose.

coloured magenta on the plan

2. give the date when this use began.

1970

3. give the names and addresses of the persons/companies currently operating this use

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

One name here
Tockwith Autodrome
Tockwith
York YO26 7QF

5. If the use began less than 10 years ago advise what the previous use of the Land was and when this began.

N/A

4. If the use began more than 10 years ago give the current names and addresses of the persons/companies who have operated the use during the previous 10 years

Tockwith Motor Sports
Tockwith Autodrome
Tockwith
York YO26 7QF

One name here
Tockwith Autodrome
Tockwith York YO26 7QF

6. is this use only related to vehicles used on the Tockwith Airfield. If the answer is no what is the nature and extent of work on vehicles not used on the airfield.

No. Person above operates a full commercial vehicle and mobile plant repair service open to the public as well as maintaining heavy vehicles used on the site
Tockwith Motor Sports offer repair and maintenance of racing and performance vehicles to the public, as well as maintaining the racing, performance and training vehicles used on the site.

6) If you wish to make:

(a) An offer to apply for planning permission, or to refrain from carrying out any of operations or activities. Or to undertake remedial works;

The occupier offers to apply for a Certificate of Lawful Use for all the activities taking place at the site.

(b) Any representations about this notice.

See attached covering letter.

