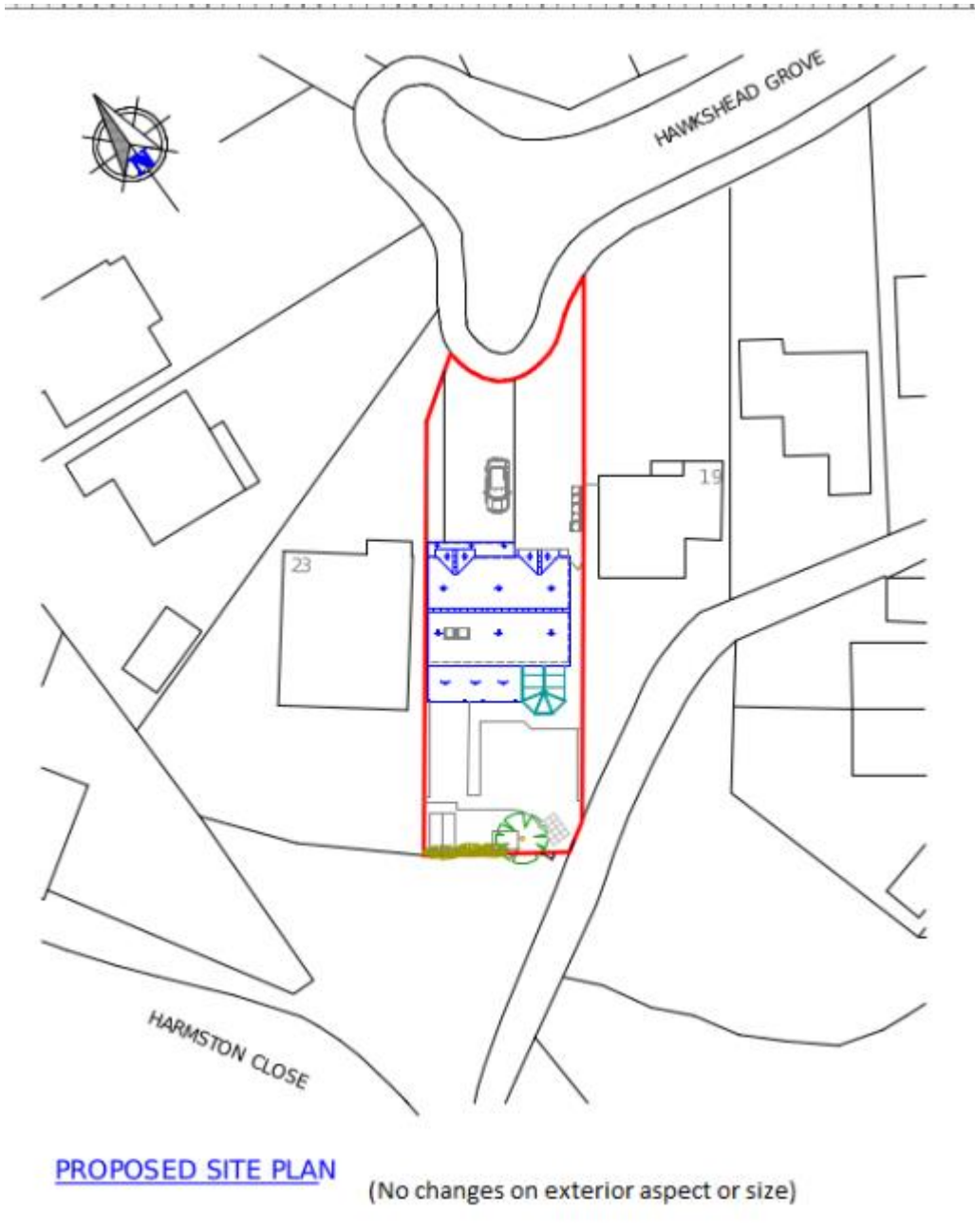


Site Location



**PROPOSED SITE PLAN**

(No changes on exterior aspect or size)

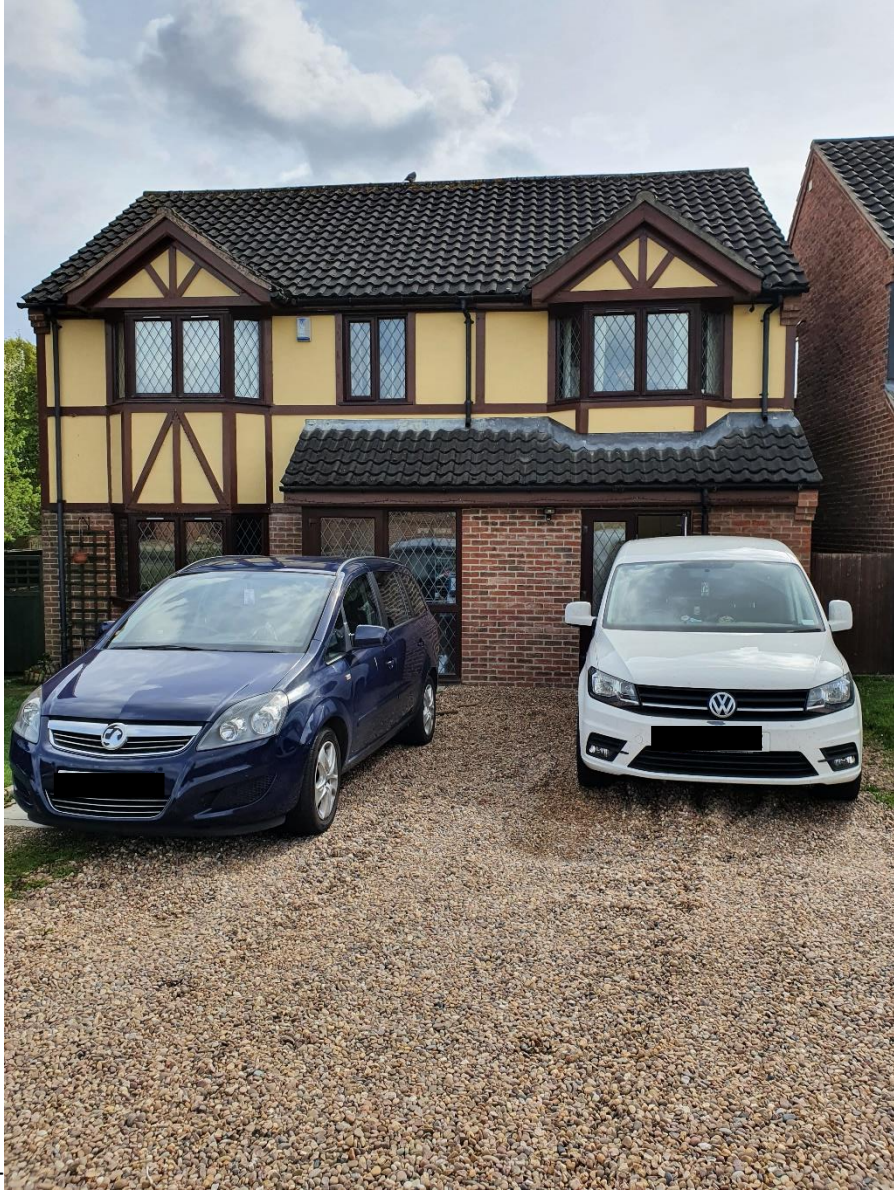


GROUND FLOOR



The application property (middle)





T













View from the application property looking east

## **Supporting Statement by Applicant**

1. Location plan. Please find attached a site plan '01 Site Plans' which show the boundaries of the property marked in red and the building in blue. The scale is 1:500, which I hope is satisfactory for the purpose. This Planning Application is only for a change of use of one of the house rooms, so I wasn't sure if you wanted this in red, but as I don't have professional software for drawing house plans, I am afraid that I tried my very best with this site plan and used the red colour for the property boundaries rather than the mentioned room that will be used for the activity and the house as a whole coloured in blue. As you can see, it is not required to make any alterations on the exterior aspect or size of the building, neither the activity would occur close to the boundaries of the property.

2. Floor plan with a duplicated name. I have previously submitted an existing plan that an architect made for us, for a project we abandoned. We never applied for it, but I recycled the plans and forgot to change the name of the documents. In order to eliminate any potential misunderstandings, I am attaching now two new plans '02 Existing Ground Floor Layout' and '03 Proposed Ground Floor Layout'. These are both similar, as the only change we need is the permission to use the utility room as treatment room, as previously explained in several e-mail exchanges. Please discard 'FL1922/P/01' and use '02 Existing Ground Floor Layout' and '03 Proposed Ground Floor Layout' instead. I have also attached an extra plan which is the First Floor Layout and Attic, which will be unchanged '04 Existing Upper floors Unchanged'.

3. Elevation drawings. There are no external alterations required, however I am attaching the elevation plans required '05 Existing N & S Elevns Unchanged' and '06 Existing Elevens Unchanged'.

4. Regarding the number of trips expected at the site compared to present, as previously explained on our e-mail exchanges, this means very little difference. There is no workers movement to the site, as the only workers of our company are my wife and I whom already reside on site. Most of the injured dogs we operate are emergencies and I transport them personally, when I leave the greyhounds track and I have to come back home anyway, even if I don't transport an injured dog with me. In most opportunities, I take the operated dogs back to the track, their kennels or a rehoming charity by myself when I go to work outside. In some circumstances I need to follow up a patient, to remove castings, or orthopaedic devices, so a van that belongs to a trainer or a rehoming charity, such Lincolnshire Retired Greyhounds Trust or independent ones, such Seaside Greyhounds (Skegness) bring me a greyhound and leave. Some days I don't expect any customers at all. The absolute maximum I could have in one single day is 4 dogs operations. I wouldn't be able to have more than 10 in a full week, because that would exceed my capacity, as an orthopaedic operation would take approximately 4 to 5 hours minimum. The only delivery that this activity generates is drugs and fungible materials. I have normally one a week or every other week. The only provider I use is NVS (National Veterinary Services) and I have the invoices as evidence if required.

5. The maximum number of vehicles on site at any one time is 4.

6. Parking layout. Please find attached '07 Parking Layout on site plan'

7. Extra trip generation including types. For the company workers/residents there is no change. My wife has a car for domestic use and I have a small van that I use to go to the track and kennels and to transport my injured patients, hence there are no additional trips at the property due to the workers activity. This represents the same traffic activity that any household would have. Regarding external

customers and deliveries, as explained at point 4 and in my previous more elaborated e-mail exchanges, I only expect one programmed patient follow up or two a day and one delivery a day. In the worst-case scenario, I would have 4 vehicles on site at any one time and that is including our own vehicles, which all fit inside our property drive. This is not a walking in veterinary practice and is not intended to be one in the future. The only patients I have are racing greyhounds transported in by myself in 75% of the cases, likely. I think this information complements points 4; 5 and 6, however if you need any more specific details, please ask.

8. Removal of clinical waste. According to clinical waste management at <https://www.lincoln.gov.uk/bins-recycling/bins-recycling-waste/6> I believe that I am already meeting the conditions named below in three different categories: Sharps collections We will arrange for the fortnightly collection of sharps boxes and will provide you with a replacement box ready for your next collection. To order a sharps or clinical waste collection please contact us directly. Non-hazardous / medicinal hygiene waste Unless the waste is infectious, medicinal or a sharp it can be disposed of in your black wheeled bin or purple sacks. The following examples may be of help: Non-hazardous dressings, non-hazardous disposable instruments (that are not sharps) and nonhazardous incontinence products can be suitably wrapped and placed in the domestic refuse waste stream Non-hazardous stoma bags and catheter bags can be emptied down the toilet and the bags themselves can then be suitably wrapped and placed in the domestic refuse waste stream Medicinal waste This should be returned to your local pharmacy. For more information please contact our customer services team.

8.1. Sharp collection. As I am a veterinary surgeon, I am qualified and allowed to carry sharps boxes and controlled drugs in my vehicle. I can transport my sharp boxes to be disposed of at the Nottingham Greyhounds Stadium veterinary premises, where I am also the principal vet. However, I have contacted the Council customer services team and requested the sharp collection service to be done at this site, so you can be satisfied that this happens at local level, too.

8.2. Non-hazardous waste will be suitably wrapped and placed in the domestic refuse waste stream. Hazardous waste: This is technically infectious materials. This is a different veterinary speciality for which I don't provide any services. Animals with infectious diseases are treated at veterinary practices and we are not a standard veterinary business, as explained in previous email exchanges, we only do emergency operations, most of the times orthopaedics of racing injured greyhounds, who are fit for sport purposes and not incubating or suffering animal infectious diseases.

8.3. Medicinal waste. There are arrangements in place in order to comply with VMD (Veterinary Medicines Directorate). I needed to set up a RCVS registered premise in order to have drug deliveries. I will be inspected by the VMD every 3 years. I hope this information is useful and the attached plans are fit for the purpose, please let me know if you need any further clarifications.

Kindest regards Dr Gabriel Freiria-Celis MRCVS



## Neighbour Comments

### 110 Searby Road Lincoln LN2 4DT (Objects)

Comment submitted date: Thu 11 Mar 2021

This is a residential area and the whole area has covenants which restricts the number of vehicles on each property. Also there other business being run in the area without planning permission and granting this application would set a precedence.

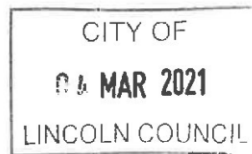
### 27 Hawkshead Grove Lincoln Lincolnshire LN2 4XB (Objects)

Comment submitted date: Mon 01 Mar 2021

I object to this proposal as it is a commercial use of a private dwelling in an established quiet residential area.

Hawkshead Grove is a quiet cul de sac/ vehicle turning area for use of residents and their visitors with no passing traffic - most occupants are retired. The business activity at this property has increased noticeably recently and I am concerned that this will continue to increase without restrictions and feel that this is an inappropriate use of a private residential dwelling. If planning permission were to be granted there would be no restriction on the number of visitors to this property either transporting dogs or bringing essential supplies and removing commercial waste. There would also be no restriction on the times of day that these visits occurred.

From: Mrs Joan Smith  
29 Hawkshead Grove,  
Lincoln,  
LN2 3LU.



To: Directorate of Communities & Environment  
Simon Walters  
City Hall  
Beaumont | Fee  
Lincoln LN1 1DF

Reference: 2021/0142/FUL - Change of use of existing ground floor utility room to veterinary clinic for the treatment of injured racing greyhounds – 21 Hawkshead Grove Lincoln LN2 4XB

Dear Sir/Madam

28<sup>th</sup> February 2021

With reference to the above planning application, I am writing to you to express my objection together with my reasons for this. It has been apparent for some time that a business has been operating from 21 Hawkshead Grove and in the early stages of operations, this has been fine.

However, more recently there has been a marked increase in traffic visiting the above property including cars and both small and large vans. This sometimes happens 7-days a week and vehicles occasionally arrive in the early evening. They also sometimes park on the road outside 21 Hawkshead Grove.

My observation is that the volume of traffic has increased significantly over the past 12 months and I am concerned that if the above planning application were to be successful, this may lead to yet further increases in the volume of traffic arriving, departing, and parking within our cul-de-sac.

As I am sure you will appreciate, ours is a small residential cul-de-sac comprising properties at 19, 21, 23, 25, 27, 29 & 31 Hawkshead Grove. Occupants are predominantly retired people and taxis often visit this small cul-de-sac to transport elderly people with walking difficulties. The continued use of this cul-de-sac as a turning circle is therefore important to us.

Yours faithfully



Mrs Joan Smith

Mr K. Manning  
Assistant Director - Planning  
Your ref: 2012/0142/FUL

13 Hawkshead Grove  
Lincoln LN24XB.  
2nd March 2012.

21 Hawkshead Grove  
Lincoln LN24XB

Re: Change of use of existing ground floor utility room to  
veterinary clinic for the treatment of injured racing  
greyhounds (Use class E)

Dear Sir,

Thank you for your recent correspondence regarding the development above. I have been unable to access this recent application on line, as directed in your letter. I only found a development from 2004.

I would like to express a couple of concerns for your consideration.

① Regarding the increased traffic flow into this small cul-de-sac, and in particular of "white vans" and panel vans. We already notice an increase of these vans for the delivery of veterinary materials and some carrying animals, probably for treatment, to and from. This is a small cul-de-sac and parking is limited.

② Many of the residents in this cul-de-sac are senior citizens and some have regular daily visits from carers and family requiring access and parking.

③ The letter states "veterinary clinic for the treatment of injured racing greyhounds." If this requires operation etc, does this require drugs to be on the premises? Hopefully these would be stored securely. As council officers you will have access to recent & relevant details of drug-related crime in our neighbourhood.

④ My other concern is with regard to the change in use of the house - a domestic property, to a place of business and veterinary care. I hope this is not starting on a slippery slope to it becoming a busier practice with more animals and more traffic involved.

I feel this practice has existed informally and unacknowledged for some time without too much disturbance to us local residents. However, I do feel concerned in case this application suggests there may be plans to increase the volume and thus increase disturbance to neighbours.

I look forward to hearing from you in due course.  
Yours faithfully,  
[Redacted Signature]



Mr & Mrs Little  
31 Hawkshead Grove  
Lincoln  
LN2 4XB  
[REDACTED]

3<sup>rd</sup> March 2021

Directorate of Communities & Environment  
Simon Walters  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

Dear Sir/Madam

Reference to Planning Application 2021/0142/FUL

We are writing to contest the Planning Application for 21 Hawkshead Grove, Lincoln, LN2 4XB. The company, Veterinary Sports Medicine was Registered at Company House using the above address on the 26<sup>th</sup> March 2018 and has been in operation ever since, presumably without planning permission.

The first year it was reasonably quiet and the traffic flow was low, with the greyhound charity van delivering dogs to the property. Since the garage at the property was converted into an operating theatre/treatment room, approximately one year ago, there has been constant traffic in the form of some very large vans. Not only are these vehicles coming into what was once our quiet cul de sac but they are waiting sometimes more than 2 hours while their dogs are being treated. We have seen up to 3 large vans at any one time blocking part of the hammerhead turning point. The applicant states on his application that he has parking for 4 vehicles on his property, he has a parking area for his own 2 vehicles and two small cars, the problem is, almost all the vehicles arriving for treatment are 4 x 4s medium to very large vans, they cannot fit onto his parking area, and are causing an obstruction. I noted just as a snapshot, between 0800hr - 1200hrs on Monday 1<sup>st</sup> March 5 vehicles arrived for treatment or deliveries, only one small car was able to park on his property. (please see photo's, the prints do not show date and time, but we have a record on our camera)

The applicant states that no Hazardous substances are to be used or stored, are not Oxygen and potential explosive gasses as used in operation theatres not hazardous?  
Is Xray apparatus safe to use in a room connected to living quarters?

The applicant also states that safe storage and the recycled waste collection is delivered to Nottingham Greyhound Stadium veterinary practice. If he has access and presumably uses the stadium facilities during events, why does he need to treat dogs at his own home?

He has many more customers especially in his second year of business, this is reflected by the multitude of unmarked vans and cars arriving for treatment. I enclose photographic evidence which also shows the parking positions used.

Residents have also had to tolerated interaction between a local dog and the greyhounds housed in the kennels in the applicants rear garden, this was noisy and sometimes prolonged, thankfully the dog has moved with its owner.

The applicant states he will only be treating ten dogs in a week but we have seen six dogs arrive in one day. The increase in the rate of customers is reflected in the applicants declared accounts.

Year 2019 - £16,389

Year 2020 - £44,279

Our main fear is if this business gets official Planning Permission even more customers could arrive with their dogs, causing even longer vehicle queues and obstruction:

No 21 is situated in a cul de sac with six drives feeding into the hammerhead. The visiting customers are arriving seven days a week, from 0800hrs to 2000hrs and at times can impede access to properties.

I have spoken to the applicant and he seems to be a kind and caring man, his actions in taking care of these greyhounds are to be applauded, but I think his customer base has got out of control. Surely it would be a much better option to have commercial premises like any other Veterinary Practice and not in what was a quiet Residential area.

It is unfortunate that the Planning Application can only be accessed online, when most of the residents are of an age, that do not have any computer skills, or indeed a computer, we feel not every ones views are being represented, for or against, a point I have raised with Karl McCartney MP, under the circumstance a simple letter could be sent asking the residents to tick if they agree or disagree to the application.

For this application to be approved would be a travesty and could set a terrible precedent.

We therefore register our Disapproval of the Planning Application.

Please can you confirm receipt of this document.

Kind Regards

[Redacted signature]

[Redacted contact information]

Encs









Place Directorate  
Lancaster House  
36 Orchard Street  
Lincoln, LN1 1XX  
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2021/0142/FUL

Proposal: **Change of use of existing ground floor utility room to veterinary clinic for the treatment of injured racing greyhounds (Use Class E)**

Location: **21 Hawkshead Grove, Lincoln, Lincolnshire, LN2 4XB**

With reference to the above application received 22 February 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Does not wish to restrict the grant of permission.**

Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has four car parking spaces, and whilst it is possible that the development may result in more parking demand than these spaces, there is parking available on the highway in the vicinity and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

The development proposals will generate some additional movements to the property compared with a residential dwelling, however, the increase is slight and it is therefore not possible to raise an objection based on traffic impact, in accordance with the NPPF.

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
*Sarah Heslam*  
for Warren Peppard  
Head of Development

Date: 24 February 2021