

# Site No 5 Units behind Portway petrol station



**Location**

These two business units are situated behind Portway Garage which is on the South side of Portway A362 East of Frome Town Centre. The units have good accessibility to the A362 and adjoin leisure and industrial premises at Station Approach to the East and housing to the South and West. This site is located approximately 0.7 miles to the Town Centre and 0.1 miles to Frome train station.



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### Description

These units are of modern construction and include H & B Tyres which have further premises nearby. There is limited scope for expansion. The site is approximately area 0.48 acres/0.19ha (21042 sqft) Approximate site cover is 3965 sqft (18.84%).



### Ownership

No investigation into ownership of the subject site has been made.

### Planning

#### Subject Site History

No live applications on the subject site.

Application 104339/020 Erection of building for testing and vehicle repair servicing & 3 light industrial units. (Approved July 1993).

Application 104339/020 Extension to existing repair garage. (Approved June 2003).

#### Subject Site Policy

The site is not specifically allocated in the Mendip District Council Local Plan and would be treated as an established employment use. The Site is outside any Conservation Area and is not an Area of High Archaeological potential.

There are no planning restrictions or Tree Preservation Orders (TPO) on the subject site. There is TPO M376 adjacent to the North East of the adjacent site which may restrict plans if this site

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was to be redeveloped in conjunction with the petrol filling station or incorporated with Station Approach.

### Nearby Sites

The nearest live application is adjacent to the North West of the subject site. Application 2012/1340 the approval of matters to a previous consent concerning Application 2009/1008 mentioned below.

Application 2009/1008 site adjacent North West of subject site requesting permission to demolish dwelling and erect three storey block of 15 flats. (Approved July 2011). This has since been implemented.

Application 104339/016 concerning the petrol station, immediately North of site, requesting permission for the conversion of first floor to form 2 flats.

Application 10346/006 concerning site to the West of subject site for the demolish of former depot building and outbuildings and relocate electricity sub-station, then erect 10 new dwellings, all with associated parking. (Approved September 2008).

### Highway access and services

The premises are accessed from the A362 and the estate road is private.

It is assumed that all main services are available.

### Ground conditions or contamination issues

The site is currently developed and we are not aware of any environmental or ground condition constraints.

### Employment Suitability Comments

These are modern units with good accessibility and would be marketable if became vacant.

### SWOT Analysis

#### Strengths

- **Good accessibility from the A362**
- **Close to public transport**
- **Good occupancy**
- **Good quality buildings**
- **Full occupancy**

#### Weaknesses

- **Poor signage**
- **Visibility obscured by Portway Garage**

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<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"><li>• More trade counter type use</li></ul>	<ul style="list-style-type: none"><li>• One of the occupiers has duplicate premises nearby</li></ul>

### Conclusions regarding site employment potential

Modern marketable units with full occupancy, well located for the A362, adjoining Station Approach employment uses. There is limited scope for expansion but represents a small but key employment site.

**ASSESSMENT \*\*\***

