Site No 4 33 Christchurch Street East, Frome

Location
This site is number 33 Christchurch Street East. The immediate surrounding uses are primarily residential. The site is close to Merchants Barton Industrial Estate. This site is located approx 0.3 miles to the Town Centre and 0.4 miles to Frome train station.
Site No 4 33 Christchurch Street East, Frome

Description
The site is currently occupied by H&B Tyres. This is one of two locations that H&B Tyres Ltd operate from in Frome. The site comprises of a two bay garage/workshop with the adjoining one storey building being used for office and reception. The site is approximately 0.14 acres (0.06 ha) (5905 sqft). Approximate site cover is 4706 sqft (79.70%).

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

Planning
Subject Site History
The subject site currently has no live applications. The subject site has had no noteworthy applications post 1991. The lack of recent Planning history suggests that the current use has been continuous for many years.

Subject Site Policy
There are no listed buildings on the subject site. The nearest is 15 Vicarage Street, (to the North...
Site No 4 33 Christchurch Street East, Frome

There are no planning restrictions or Tree Preservation Orders affecting the subject site.
Currently shown as “white land” within the Local Plan but within the Area of High Archaeological Potential (EN13) and within the Conservation Area – policies EN20, EN19, EN21 and EN22.

Nearby Sites
The nearest live application is the Merchants Barton Industrial Estate Master Plan Application 120416/004, which is of relevance as part of the area is opposite the subject site.
Applications within last five years that are of relevance include 2009/1298 which concerns 29 Christchurch Street East (Former Willow Motors site) to convert into three bed apartment with personal workshop below. (Approved December 2009)
Adjacent to the subject site is 114120/000 22 Vicarage Street, the conversion of redundant shop and store to three flats. Approved December 2000.
35 Christchurch Street East 117268/000 change of use from residential to office use. Approved March 2004.
36 Christchurch Street East 116845/000 conversion to three flats. Approved August 2003.

Highway access and services
The site fronts onto the A362. Rear access is possible from Vicarage Street. There are steps running alongside the Western side of the site which connects Christchurch Street East with Vicarage Street.

It is assumed that all main services are available.

Ground conditions or contamination issues
None known but current use (and previous assumed use as a petrol filling station) may carry a certain risk of minor spillages giving rise to localised contamination. It is not known whether petrol tank remain in situ under the forecourt area

Employment Suitability Comments
The existing use would appear to be viable although the constrained site and lack of car parking may limit any potential for growth and resilience to competition. In the absence of
current vehicle related workshop use the site does not lend itself to alternative employment uses and the site may be at medium risk to change of use to retail or residential uses. **Assessment**

### SWOT Analysis

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Central Location</td>
<td>• Over developed, leaving disproportionately modest external yard area</td>
</tr>
<tr>
<td>• Prominent frontage to busy road</td>
<td>• Limited for on-site car parking</td>
</tr>
<tr>
<td>• Proximity to transport links and Town Centre</td>
<td>• Semi-detached property restricts redevelopment potential</td>
</tr>
<tr>
<td>• Existing building appears to be in reasonable condition</td>
<td></td>
</tr>
<tr>
<td>• Low overheads</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Opportunity to improve the current specification</td>
<td>• Ground Contamination</td>
</tr>
<tr>
<td></td>
<td>• Congested site</td>
</tr>
<tr>
<td></td>
<td>• Prohibitive cost of redevelopment to other employment uses</td>
</tr>
<tr>
<td></td>
<td>• Competitive business sector</td>
</tr>
</tbody>
</table>