

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.

The figure consists of four map panels. The top-left panel is a detailed street map showing 'Jubilee Cottages' and a 'Garage' with a red arrow pointing to site 33. The top-right panel is a local street map of Frome town center with a red circle around Christchurch Street East. The bottom-left panel is a regional map of Frome and surrounding areas with a red circle around the town center. The bottom-right panel is a blank white space.



November 2012



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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

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of subject site).

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

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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	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Central Location • Prominent frontage to busy road • Proximity to transport links and Town Centre • Existing building appears to be in reasonable condition • Low overheads 	<ul style="list-style-type: none"> • Over developed, leaving disproportionately modest external yard area • Limited for on-site car parking • Semi -detached property restricts redevelopment potential
Opportunities	Threats
<ul style="list-style-type: none"> • Opportunity to improve the current specification 	<ul style="list-style-type: none"> • Ground Contamination • Congested site • Prohibitive cost of redevelopment to other employment uses • Competitive business sector

