

Site No 8 Linwood Motors, Keyford, Frome.



Location

The site is located West of B3092 Keyford, close to the junction linking the B3092 and B3090 Butts Hill. The site is not within any conservation area. The surrounding uses are primarily residential with residential to the North, South and East. Frome Air Cadets is to the West (behind the subject site). Further North is Frome Fire Station. There are two A5 (hot food) uses mixed within the residential to the East, in Domino's Pizza and Happy Valley Chinese Takeaway, and a Coral Betting shop within 30 metres to the South. This site is located approximately 0.3 miles to Frome Town Centre and approximately 0.4 miles to Frome Train Station.



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Description

The occupier of the site is Linwood Motors, which is a car workshop/MOT test centre as well as used car dealership. The site comprises a one storey steel clad workshop. The extent of curtilage is unclear, but there are four marked spaces at the back of the property in a communal yard area. The site is approximately 0.09 acres/ 0.04ha (4017 sqft). The approximate site cover is 2406 sqft (59.90%).



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Ownership

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

Planning

Subject Site History

There are no live applications on or near to the subject site.

There have been no applications relating to the subject site post 1991.

Subject Site Policy

This site does contain any listed buildings.

This site is not within any conservation area nor is it within an area of high archaeological potential.

No planning restrictions or Tree Preservation Orders affecting this site.

Nearby Sites

At 7 Keyford (to the East of subject site) Application 077475/004 was made for alterations to ground floor shop and second floor apartments to create 3 dwelling units. (Approved October 2003).

At 8 Keyford (To the East of subject site) Application 113268/001 was to make part retail part residential into full residential. (Approved April 2000)

At Pine Range 1 (North East of subject site) Application 102085/011 for conversion of building into 1 house and 14 flats. (Approved April 2006). This has since been implemented.

No planning restrictions or Tree Preservation Orders affecting this site.

Highway access and services

The site fronts on to and is accessible from Keyford B3092 which is generally congested with on street parking.

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 although current/previous uses may give rise to some localised hot spots.

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Employment Suitability Comments

The site is currently occupied and in beneficial employment use. In the absence of the current occupier it is likely that other similar workshop related businesses would occupy this site although the relatively low eaves height of the current building would restrict it's suitability for most uses. Although the property sits within a residential area it serves a useful function within community and due to its proximity to the town centre is potentially more sustainable than out of town car repair workshops. There is a low/medium risk of loss to non-employment use.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Proximity to transport links and Town Centre. • Currently occupied. • Property appears to be in good condition. • Currently has on-site parking. • Favourable site coverage %. 	<ul style="list-style-type: none"> • Basic specification • Current use is well represented (strong competition) • Surrounded by residential • Congested on street parking
Opportunities	Threats
<ul style="list-style-type: none"> • Increase density of development • Expansion potential for existing use 	<ul style="list-style-type: none"> • Competitive sector • Increased pressure on local parking