

Draft Pastoral (Church Buildings Disposal) Scheme

This Scheme is made by the Church Commissioners ("the Commissioners") this day of 20.... under the Mission and Pastoral Measure 2011.

Background

By a Scheme of the Commissioners made under the Pastoral Measure 1983 on the 29th day of July 2008 the Cemetery Chapel ("the building") being a chapel vested in the incumbent of the benefice of Saint Mary Redcliffe with Temple, Bristol and St John the Baptist, Bedminster and situated in the parish of St Christopher, Brislington in the Diocese of Bristol was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building and part of the annexed land

1. The building and the land annexed or belonging thereto shown hatched on the annexed plan (together referred to as "the property") shall be appropriated to office and storage use and for purposes ancillary thereto together with the rights granted by Schedule 1.

Disposal

2. The Bristol Diocesan Board of Finance ("the Board") is hereby empowered to lease the property for any or all of the said uses together with the benefit of the rights granted by Schedule 1.

Contents

3. The contents of the building shall be disposed of as the Bishop shall direct.

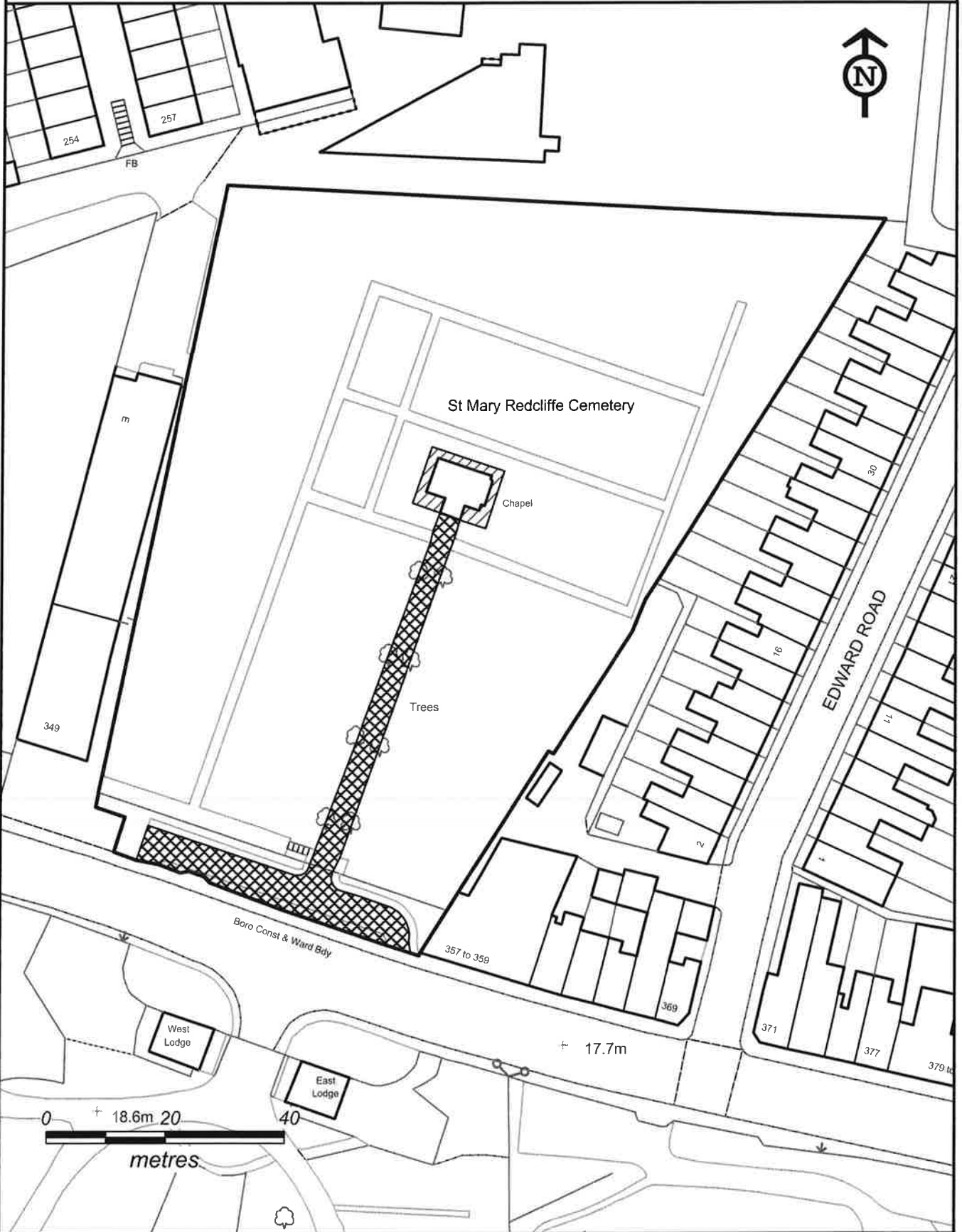
Coming into operation of this Scheme

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and the Commissioners shall not be obliged to bring the Scheme or any part thereof into operation until such time as they are satisfied that the conditions specified in Schedule 2 have been complied with but may do so if they so determine.

In witness the Commissioners have affixed their Common Seal.

Executed as a Deed by the }
affixing of the Common Seal }
of the Church Commissioners }
in the presence of:- }

REDCLIFFE CEMETERY CHAPEL



Drawn by gwen.jones	Scale 1:900	Date 21/08/2017
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Schedule 1: Grant of Rights of Way

To enable the property to be used for the purposes specified in the Scheme, the following rights shall vest in the Board for the benefit of the property:-

- (i) a right of way with or without vehicles over and along the existing pathway(s) in the remaining part of the churchyard annexed or belonging to the building shown cross-hatched on the attached plan subject to the Board and its successors in title paying a fair and proper portion of the cost of keeping the same in good and substantial repair to the reasonable satisfaction of the parochial church council of the parish of Saint Mary Redcliffe with Temple, Bristol and St John the Baptist, Bedminster; and
- (ii) the right to the passage of water, soil, gas, electricity and telecommunication services (if any) through any drains, sewers, pipes, wires, cables and other conducting media ("the services") now laid or to be laid under, upon or above *the remaining part of the said churchyard; and
- (iii) the right (upon reasonable prior notice in writing to the said parochial church council) to enter with or without vehicles, equipment and apparatus upon such parts of the said churchyard as may be necessary for the purpose of inspecting, repairing and maintaining the building and for the purpose of laying, connecting into, inspecting, repairing, maintaining or renewing the services subject to the person exercising such right causing as little damage as possible to the said churchyard or any graves, tombstones, monuments and memorials therein, and subject to the Board and its' successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council or other the person for the time being responsible for the care and maintenance of the said churchyard and subject to the grant of any necessary faculties by the Consistory Court to authorise the said works.

Schedule 2: Conditions

- (i) That Planning Permission has been obtained for all or some of the proposed uses.



EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME REDCLIFFE ST MARY CEMETERY CHAPEL DIOCESE OF BRISTOL

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a closed church building, The Church Commissioners provide this information so that individuals and interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

The Current Proposals

The Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Redcliffe St Mary Cemetery Chapel to be leased for office and storage purposes.

Background

The Cemetery Chapel was declared closed for regular public worship with effect from 1 September 2008. This followed a request from the parish of St Mary Redcliffe who no longer had a pastoral need for the building which had fallen into disrepair. It had also been subject to constant vandalism. The Diocese initially received some expressions of interest for use of the building but these were not sustained. After a period of considering various options, the building was placed on the market for a leasehold disposal in May 2017. Marketing has produced an offer from a Bristol-based events company to use the building as an office and for storage purposes. They will be granted a lease for this purpose from the Diocese of Bristol and the lease will include a small area of churchyard immediately surrounding the building as shown on the plan within the draft Scheme.

The Building

The Cemetery Chapel stands in the centre of the cemetery for the parish of St Mary Redcliffe which is situated on the north side of the A4 Bath Road in Bristol immediately opposite the famous Arnos Vale cemetery. The building was constructed in 1905 to designs of an architect called Mr Hirst. The chapel is a single cell structure with a prominent south porch. It is built of pennant and Bath stone with a slate roof. The building has been cleared of its contents. It is not listed, but is situated in a Conservation Area.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that the building stands on a site of no known archaeological sensitivity and was a building of no notable interest or quality and of relatively small overall importance. It noted that the contents of the chapel had been removed.

Planning and Access

The building currently falls within class D1 of the Use Classes Order. The prospective lessees will obtain planning permission to authorise the change of use. Access to the cemetery is obtained directly from the public highway. The prospective lessees will be granted a right of access across the cemetery as indicated in the draft Scheme.

Burials and the Churchyard

The building is located in a large churchyard containing many burials. There will be no disturbance of tombstones or human remains as a result of this proposal.

Making the Draft Scheme

Before they allow the Scheme to proceed the Commissioners will need to be satisfied that planning permission will be in place to authorise the proposed new use.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Adrian Browning by e-mail at adrian.browning@churchofengland.org or by telephone at 01722 438664 .

Representations against or in support of the draft Scheme

Anyone may make a representation for or against any provision of the draft Scheme.

Representations should be sent to:

**Representations
Closed Churches Division, Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ**

Or by e-mail to: closedchurches.reps@churchofengland.org

Any communication received after Monday 20 November 2017 cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further. Copies of all the representations received and associated correspondence will be published on the Commissioners' website if the matter needs to be considered by us.

Those making representations should indicate whether they would like an opportunity to speak to the Commissioners regarding their representations or if the Commissioners decide a hearing should be held regarding the case. If a hearing is held, anyone may attend the meeting of the Commissioners that considers the case and representors may have an opportunity to speak to the Committee. Otherwise, if a hearing is not to be held, the case will be considered in private and you will be informed accordingly.

When we acknowledge representations we let individual representors (and the primary petitioner) know the next few dates of our meetings. We will confirm the actual date of any hearing nearer the time. The Commissioners will decide if the draft Scheme should proceed when it considers all the representations on the basis of a paper prepared by the Commissioners' staff and any points raised at the meeting. Representors will be informed of the Commissioners' decision and the reasons for it.

If no representations against the Scheme are received the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme and explained above.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' web-site at www.ccpastoral.org where there are also links to download copies of these notes and the draft scheme.