

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 20th day of September 2011 and having effect under the said Mission and Pastoral Measure 2011 the church of Saint Peter (“the building”) being the parish church of the parish of Saint Peter, Prickwillow in the diocese of Ely was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the building and annexed land

1. The building and the land annexed or belonging thereto outlined by a thick black line on the annexed plan (together referred to as the property) shall be appropriated to use as an arts studio and/or for residential use and/or for cultural and community uses and for purposes ancillary thereto.

Disposal

2. The Commissioners are hereby empowered to sell the property for any or all of the said uses.

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 condition specified in Schedule 1 has been complied with but may do so if they so determine.

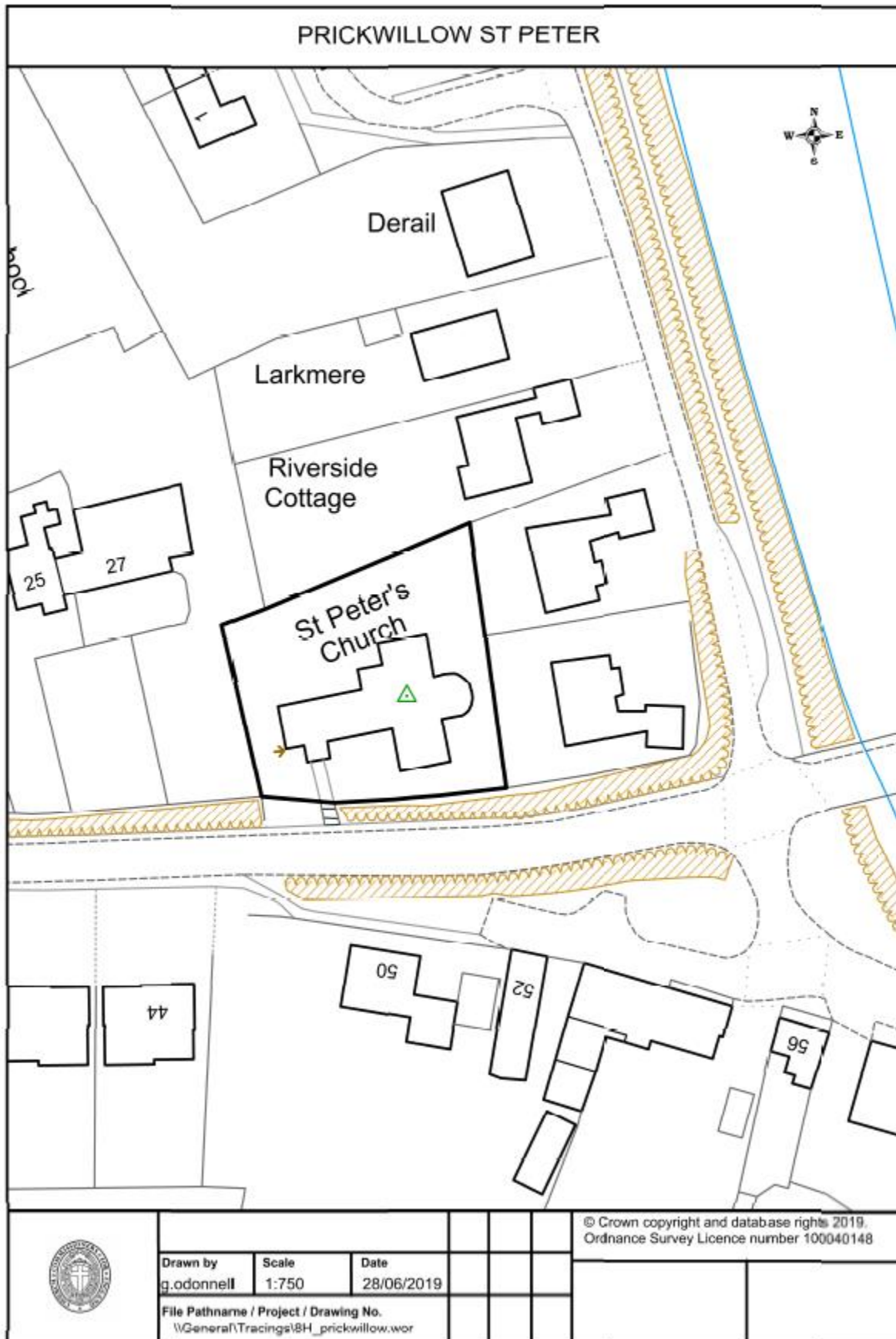
In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England acting by two authorised signatories:

Signature of Authorised Signatory

Signature of Authorised Signatory

Plan



Drawn by	Scale	Date
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Schedule 1: Condition

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 PRICKWILLOW ST PETER DIOCESE OF ELY

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 Prickwillow St Peter to be sold for use as an arts studio and/or for residential use and/or for cultural and community uses and for purposes ancillary thereto.

The intention of the prospective purchaser is to convert the main body of the church to arts/studio use with a self-contained flat in the north and south transepts (the two side parts of this cross-shaped building).

Background

After the congregation had dwindled to one or two and no-one was willing to act as churchwarden or serve on the PCC, the Diocese carefully considered the future of St Peter's and decided that keeping the building open for regular worship was unsustainable. Early local consultations found there wasn't sufficient support in Prickwillow to keep the church open as a centre of local worship and ministry. Following the closure of St Peter's, adequate provision for worship and mission in the area could be found in the six other churches in the parish of Ely. The church was formally closed for regular public worship on 28th September 2011.

The Building

Built in 1866-68, St Peter's is an unlisted Victorian Gothic church built of flint located in Prickwillow, a fenland village, 2 miles north-east of Ely. It has some landscape value due to its tall bell-cote and location at the eastern edge of the village. A road bridge over the River Lark is just beyond the church to the east. Some modern housing developments and a

village hall are just west of the church. The only listed building in Prickwillow is the former pumping station, now a museum.

The plan of the building is of a three-bay nave, south porch, chancel with north and south transepts, an apsidal east end and a central bell-turret with spirelet. A washroom was built into the angle of the north transept and nave.

The condition of the building was considered reasonable at the time of closure for worship but has deteriorated over time.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, The Statutory Advisory Committee of the Church Buildings Council (SAC) have advised that the building is of low to moderate national significance as a heritage asset but has some scope for change without undue impact on its immediate setting. Though sub-division would have impact upon the value of the roof structure, the impacts have the potential to be partly mitigated.

The SAC was consulted on the prospective purchasers' plans and commented that the proposed mixed-use conversion is of a suitable nature and intensity for the building and churchyard and the design sensitive to the building.

Planning and Access

The Diocese of Ely applied for planning permission for the conversion of the building to full residential use as a five-bedroom single dwelling and this was granted by East Cambridgeshire District Council on 14th December 2018.

However, the prospective purchasers wish to submit their own plans to provide for an arts studio and cultural and community uses of the building with two two-bedroom flats, which requires a less intensive subdivision of the main interior space of the building than the plans already given planning permission.

Access is directly off Main Street, which is public highway, and parking will be provided on the churchyard land.

Burials and the Churchyard

The unburied curtilage is laid to grass with trees and bushes and bounded by hedges with the main access on the south side. There is an existing small car parking area to the west.

Making the Draft Scheme

Before they allow the Scheme to proceed the Commissioners will need to be satisfied that: planning permission will be granted for the purchasers' conversion plans.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Karen Abaka-Wood by e-mail at karen.abaka-wood@churchofengland.org or by telephone at 07825 854 938 .

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 10th October 2019 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 in writing to us in light of the diocesan response if they so wish.

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.churchofengland.org/consultation where there are also links to download copies of these notes and the draft scheme.

Karen Abaka-Wood

September 2019

MISSION AND PASTORAL MEASURE 2011

Closed church building of Prickwillow St Peter Diocese of Ely

How representations concerning a draft scheme are considered by the Church Commissioners

Anyone may make comments, known as representations, either in support or against a draft scheme to the Commissioners in writing or by email. A petition will be given proper consideration, but for administrative purposes it will be classed as a single representation and we will only correspond with the sender of the petition, if known, or otherwise the first signatory.

If we do not receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary consents being granted.

If we do receive any representations against the draft scheme we will seek the views of the Bishop about these, and those in favour. If you make a representation we will also share this with other representors and the Commissioners' Mission, Pastoral and Church Property Committee. We will send you a copy of our correspondence with the Bishop and you will be able to comment further if you wish on any points relating to your original representation.

Once all the relevant information has been collated the Mission, Pastoral and Church Property Committee will meet to consider all representations in relation to the draft scheme. In making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. Otherwise, if a hearing is not held, the case will be considered in private, and you will be informed accordingly. If the Commissioners' decide to hold a public hearing into the case, you may attend the Committee meeting and you may have an opportunity to speak to your representation. When we acknowledge your representation we will let you know the dates of the Committee's next couple of meetings. We will confirm the actual date, and if a hearing is to be held, nearer the time.

The Mission, Pastoral and Church Property Committee will decide whether the draft scheme should proceed. A full statement of reasons for the Commissioners' decision will be issued to all representors about 10 days after the meeting of the Committee. If they decide that the scheme should proceed, the Commissioners will make the Scheme, subject to the necessary consents being granted, if appropriate.

The scheme would be brought into effect at the appropriate time as it provides.

Please note that the procedures for considering representations only apply where there is at least one objection to the draft scheme. The Committee will not have to consider the case where there are only representations in support of the draft scheme and no outstanding objections. If you write in support of the scheme, we will let you know as soon as possible whether we have also received representations against its provisions that will require consideration by the Committee.