



EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME NEW BURY ST JAMES DIOCESE OF MANCHESTER

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 New Bury St James to be appropriated to use for residential purposes.

The draft scheme, which this note accompanies, contains provisions for the property to be sold by the Church Commissioners and for the contents of the building to be disposed of as the Bishop shall direct.

Background

St James' Church was closed for regular public worship in January 2012 as a result of a decline in the size of the congregation and its inability to maintain the building.

The Building

Built in 1862 – 5 and designed in an Early English style by Isaac Holden and Sons of Manchester, St James' features a steeply pitched nave roof and tall gabled west belcote (giving the building a strong vertical emphasis) together with a lower two bay chancel and south vestry with crenelated parapet. The church is constructed of local rock-faced stone with a scissor-braced timber roof covered in slate.

The principal contents include the stone font (a fine example of C19 neo-Romanesque church furnishing), a tableau wood carving of the Last Supper incorporated into the reredos and the World War I memorial in stained glass.

The Views of the Statutory Advisory Committee

The Commissioners' statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC), have indicated that St James' has scope for change because of its limited architectural and historic significance - it is not listed or within a Conservation Area.

Planning and Access

Planning permission will be required for the proposed change of use, which is likely to require a new vehicular access to the building from St James' Street together with the creation of a small parking area on part of the churchyard.

Burials and the Churchyard

There are a large number of graves in the churchyard, which was closed for burials in 2011 and is maintained by the local authority. Only a small part of the churchyard on the southern side of the building will be included in the sale of the church, and public access to graves in the remaining part of the churchyard will continue as at present.

Making the Draft Scheme

Before they allow the Scheme to proceed the Commissioners will need to be satisfied that planning permission has been granted for the proposed use.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Norman Bilsborough, by e-mail at norman.bilsborough@churchofengland.org or by telephone on 07825 854935.

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 23 October 2020 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' website at www.ccpastoral.org where there are also links to download copies of these notes and the draft scheme.

Norman Bilsborough
August 2020

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 19th day of January 2012 the church of Saint James, New Bury (“the building”) being one of the two parish churches of the parish of Seven Saints, New Bury with Great Lever in the diocese of Manchester 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 shown hatched on the annexed plan shall be appropriated to use for residential purposes and for purposes ancillary thereto subject to the Existing Matters specified in Schedule 1.

Disposal

2. The Commissioners are hereby empowered to sell the building for the said use subject to the Existing Matters specified in 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 condition specified in Schedule 2 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

Schedule 1: Existing Matters

The rights, reservations covenants and stipulations contained or referred to in a conveyance dated the 6th of May 1914 between The Right Honourable The Earl of Bradford (1) and The Ecclesiastical Commissioners for England (2) and further the second dated 14 February 1936 and made between The Right Honourable The Earl of Bradford (1) and The Ecclesiastical Commissioners for England (2) in so far as the same are still subsisting and are capable of taking effect.

Schedule 2: Condition

That planning permission has been obtained for the proposed use.

NEW BURY ST JAMES



Drawn by

c.hall

Scale

1:700 AT A4

Date

21/08/2020

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MISSION AND PASTORAL MEASURE 2011

Closed church building of New Bury St James Diocese of Manchester

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.