

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 said Measure on the 25th day of February 2021 and having effect under the said Mission and Pastoral Measure 2011, Bollingham St Silas being a chapel of ease in the parish of Eardisley with Bollingham and Willersley in the diocese of Hereford, was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building and 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 for monument use and/or holiday accommodation and for purposes ancillary thereto together with the benefit of rights granted by Schedule I.

Disposal

2. The Commissioners are hereby empowered to sell the property for any or all of the said uses together with the benefit of rights granted by Schedule I.

Contents

3. The contents of the building shall be disposed of as the Bishop shall direct subject, so far as it is required, to listed building consent being granted.

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, if required, the conditions specified in Schedule 2 have 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

BOLLINGHAM ST SILAS



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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 all rights and easements over land appertaining or reputed to appertain to the property shall vest in the Commissioners in common with all others entitled to the like rights.

Schedule 2: Conditions

- (i) That Planning Permission, if required, has been obtained for any of the proposed uses.

- (ii) That Listed Building Consent, if required, has been obtained for such alterations as are necessary to enable the implementation of any of the proposed uses.

**EXPLANATORY NOTE
MISSION AND PASTORAL MEASURE 2011
DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME
BOLLINGHAM ST SILAS
DIOCESE OF HEREFORD**

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a church building, the Church Commissioners provide this information so that 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, having considered the proposals for the future of the property, deem it appropriate to proceed to the next stage which is to consult on the draft Pastoral Church Buildings Scheme providing for the closed church of Bollingham St Silas and land annexed or belonging thereto to be sold for monument use and/or holiday accommodation.

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

Background

The church of Saint Silas, being a chapel of ease in the parish of Eardisley with Bollingham and Willersley in the diocese of Hereford was formally closed for worship use on 25th February 2021. The parish had been considering the future of the chapel since 2013 and it was eventually agreed that its limited resources are better focused on the parish church in Eardisley where most of the residents in the parish live.

A previous draft Scheme published for consultation in August 2022 provided for the church building and annexed land to be sold for holiday use and/or residential use. There were no representations against the proposals. However, the diocese has now recommended that those proposals are modified to provide for monument use in addition to holiday use which requires the publication of a new draft Scheme. Should the Scheme proceed, the Commissioners will be able to transfer the property to the prospective new owner, a specialist contractor in historic buildings, enabling essential repairs to the building to commence at the earliest date. This will be possible because neither a change of use planning consent nor listed building consent is required for monument use or the essential repairs. Implementation of the holiday use (to help generate an income to support the future care and maintenance of the highly listed building), will be subject to a planning and listed building consent applications by the new owner at some time in the future.

The Building

St Silas's is a Grade II* listed building. It is a simple chapel in an attractive rural setting and is located adjacent to Bollingham House which overlooks the west side of the churchyard. It retains some medieval fabric but was largely rebuilt in 1865–67 by the leading local church architect of the time, Thomas Nicholson, who added the south porch and west bell-cote. It was restored again in 1890 but remains essentially unchanged since then. The building is in need of substantial repair and is on the HAR Register.

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 Silas is of moderate significance that makes an attractive contribution to its rural setting and recommend it be preserved by conversion to a suitable new use. They advise that ideally the exterior would be left as it is although there is scope for the introduction of roof lights, given that the roof will need to be replaced and for an extension to the north.

Planning and Access

Neither planning consent nor listed building consent are required as the proposed monument use falls within the current planning Use Class. The prospective purchaser has plans to repair the roof, however these have been confirmed by the local planning authority, not to require any statutory consents. Implementation of the holiday use will be subject to both planning and listed building consent applications by the new owner at some time in the future.

The site is accessed by crossing a wide grass verge and passing through a pair of metal farm gates on the east side of the churchyard.

Burials and the Churchyard

There are no burials within the churchyard but there is evidence of a historic burial in the nave.

Making the Draft Scheme

Before they allow the Scheme to proceed, the Commissioners will need to be satisfied that, where required, planning permission and listed building consent has been obtained for the proposed use and alterations to the building.

Correspondence

Further information about the proposals can be obtained from the Closed Churches Case Officer, Sarah Mellor by e-mail at sarah.mellor@churchofengland.org or by telephone at 07824 581 491.

Representations against or in support of the draft Scheme

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

Representations must be made in writing or by e-mail and should be sent to:

**Matthew Crowe
Pastoral Division
Church Commissioners
Church House
Great Smith Street
London
SW1P 3AZ**

or by e-mail to: matthew.crowe@churchofengland.org

Any communication received after **5th April 2024** 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 and all the other consents to achieve the proposed new use are in place, the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme.

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.

7th March 2024

MISSION AND PASTORAL MEASURE 2011

Closed church building of Bollingham St Silas Diocese of Hereford

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