

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 22nd day of June 2020 the parish church of Saint James (“the building”) in the former parish of Holt in the Diocese of Salisbury, 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 to use as a single residential dwelling and for purposes ancillary thereto together with the rights granted by Schedule 1.

Disposal

2. The Commissioners are hereby empowered to sell the property for the said use 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 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 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

Schedule 1: Grant of Rights of Way

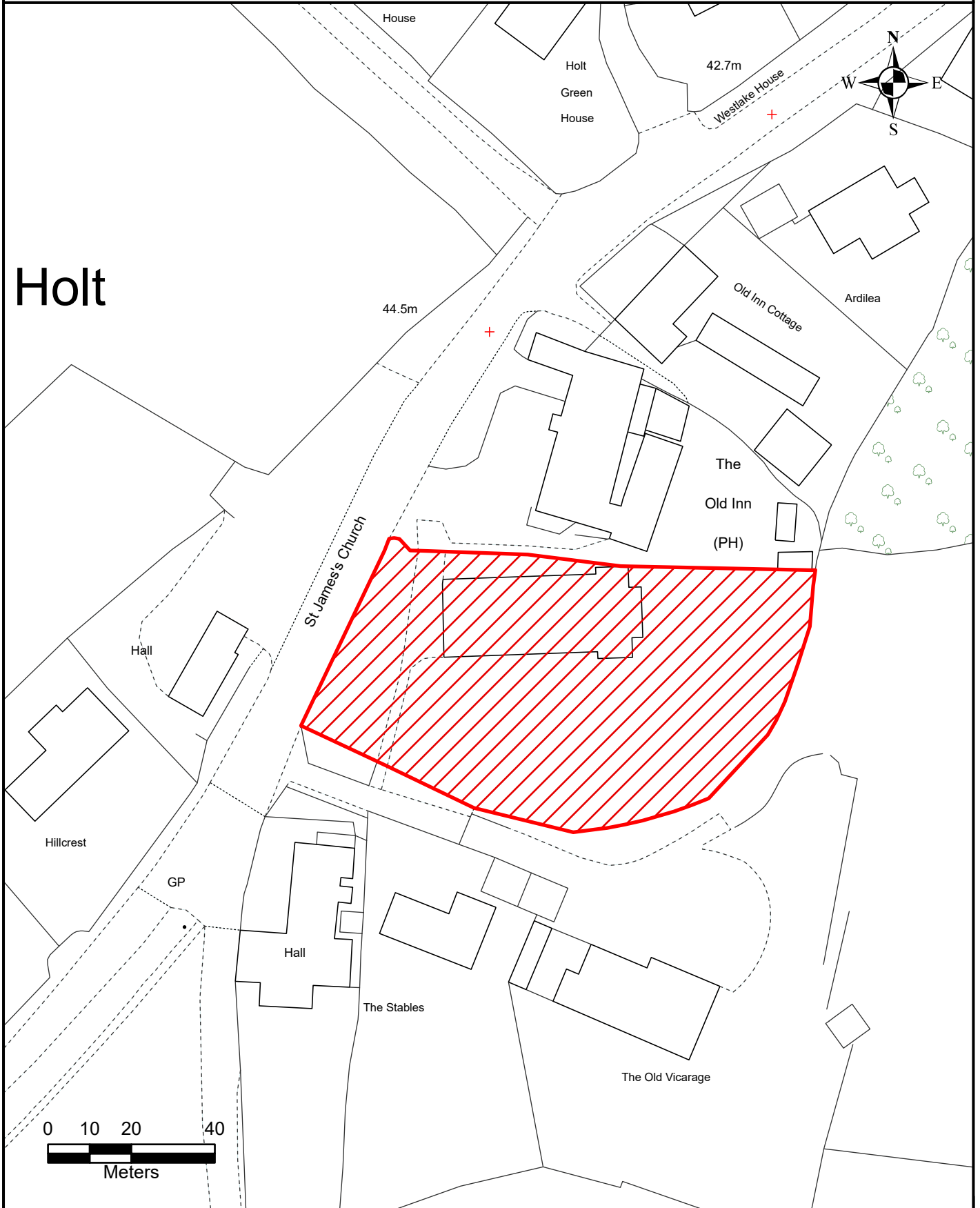
To enable the property to be used for the purposes specified in the Scheme all rights and easements over land appertaining or reputed to appertain to the property shall vest in the Commissioners in common with all others entitled to the like rights including (without prejudice to the generality of the foregoing) the rights reserved by a Conveyance of the Old Vicarage, Holt BH21 7DJ dated the 23rd day of February 1944 and made between Albert Victor Rooth of the one part and Gladys Mabel Bentley-Carr of the other part.

Schedule 2: Conditions

- (i) That Planning Permission has been obtained for the proposed use.
- (ii) That Listed Building Consent has been obtained for such alterations as are necessary to enable the implementation of the proposed use.
- (iii) That an agreement for access to and egress from the property for the proposed future uses has been completed to the satisfaction of the Commissioners.

HOLT ST JAMES

Holt



Drawn by T. Wood	Scale 1:1,250	Date 13/02/2024
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EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME HOLT ST JAMES DIOCESE OF SALISBURY

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 Holt St James and its churchyard to be sold for use as a single residential dwelling.

Background

The church of Holt St James was declared closed for regular public worship with effect from 1 July 2020. Closure of St James's church was requested by the Parochial Church Council (PCC) as for some time the decaying fabric of the building had made it a challenging place in which to worship as a result of water ingress and severe damp penetration. At the same time the parish of Holt St James was united with four of its neighbours to form a single parish of the Wimborne Villages.

After obtaining professional and pre-application advice, the building was placed on the market with Symonds and Sampson in August 2023. A number of offers were received, all but one for conversion to residential use. The Diocese has recommended proceeding with an offer from a local couple to convert the building into a single residential dwelling and the Commissioners have agreed to publish this draft Scheme to enable this to proceed.

The Building

The church of St James's, is located in a small village approximately two miles north of Wimborne Minster. It stands in an elevated position within a churchyard bounded by a stone wall. Access into the churchyard is gained through gates from the pub car park to the north and a lane serving the former Vicarage property to the south. The building is listed Grade II.

The current building was built on the site of a former church dating from the 14th century. It was built in 1834-6 to the designs of John Tulloch of Poole in red brick with slate roofs in a simple Lancet style. It was refurnished by T H Wyatt in 1875 and the chancel and transepts were added in 1889. It consists of a nave, chancel and shallow north and south transepts. There is a two-bell bellcote at the west end. The interior is a large, relatively plain, open space. The fixtures are largely contemporary with the church. There are three war memorials in the building.

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's is a building of moderate significance overall with good street scene presence and forms a group with the adjacent public house. The building has significant damp issues, possibly due to a spring, and offers good scope for conversion. The building should be preserved by conversion to a suitable alternative use and is not a candidate for vesting in the Churches Conservation Trust. The SAC has yet to see the proposed conversion plans.

Planning and Access

The proposal will require planning permission and listed building consent and the sale is conditional on those being obtained. The buyer is preparing the necessary applications.

Access to the churchyard is gained through two pedestrian-width gateways in the wall on the north and south sides and there are historic access rights over neighbouring property to use these. Detailed arrangements for vehicular access and parking are being discussed with the local planning authority and neighbouring landowners and will form part of the buyer's planning application.

Burials and the Churchyard

The churchyard contains many burials. It is proposed to include the entire churchyard in the sale and for all burials to remain undisturbed. The buyer proposes an informal subdivision of the churchyard with some landscaping of the rear section involving the relocation of tombstones within the churchyard, with those towards the front of the building remaining undisturbed. Any relocation of tombstones will be subject to a further round of consultation under the Measure once planning permission has been granted.

Making the Draft Scheme

Before they allow the Scheme to proceed the Commissioners will need to be satisfied that planning permission and listed building consent have been obtained and, should this be necessary, that a legal agreement has been agreed for vehicular access into the churchyard with a neighbouring landowner or, that off-site parking close to the property has been secured.

Correspondence

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

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:

**Matthew Crowe
Pastoral and Closed Churches
Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ**

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

Any communication received after Friday 17 May 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 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.