

## **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 5<sup>th</sup> day of May 2016 the church of Saint James, Church Kirk (“the building”) being the parish church of the parish of Church Kirk in the diocese of Blackburn 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 edged red on the annexed plan (together referred to as the property) shall be appropriated to office use and for purposes ancillary thereto subject to the Existing Matters specified in Schedule 1.

### **Disposal**

2. The Commissioners are hereby empowered to sell the property for the said use subject to and with the benefit of the Existing Matters specified in 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:

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Signature of Authorised Signatory

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Signature of Authorised Signatory

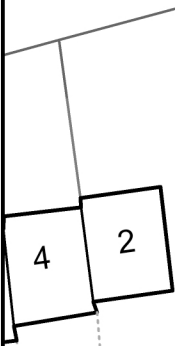
### **Schedule 1: Existing Matters**

The rights, reservations covenants and stipulations contained or referred to in a conveyance dated the 19<sup>th</sup> October 1951 in so far as the same are still subsisting and capable of taking effect.

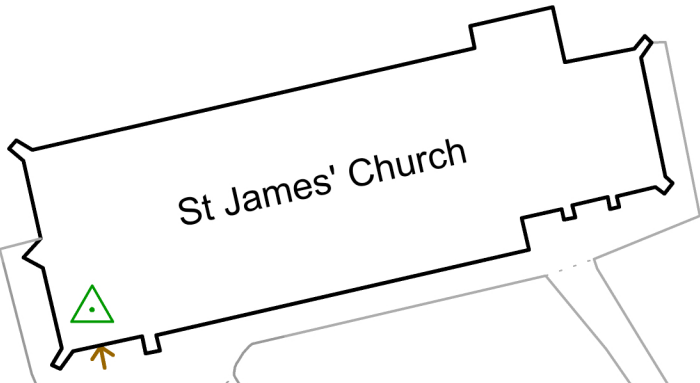
### **Schedule 2: Conditions**

- (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.

# CHURCH KIRK ST JAMES



MEWS



St James' Church

131.1m

132.0m



Drawn by	Scale	Date
T. Wood	1:500	03/09/2024

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## **EXPLANATORY NOTE**

### **MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME CHURCH KIRK ST JAMES DIOCESE OF BLACKBURN**

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 Church Kirk St James to be appropriated to office use and ancillary purposes. The building is intended to be used as an office hub for the Senior Management team of a business called Decron Ltd, a commercial roofing company who operate nationally but whose management team live in and around the local area.

The draft scheme, which this note accompanies, contains provisions for the Commissioners to sell the property for the said use and for the contents of the building to be disposed of as the Bishop shall direct subject to listed building consent being granted.

#### **Background**

Church Kirk was closed for regular public worship in May 2016, mainly as a result of a declining congregation and the parish being unable to maintain the building. The property has been through an extensive period of use seeking. The most recent scheme for community use by Church Kirk Regeneration Trust was published in July 2020 however this did not progress primarily due to a lack of funding. The property was subject to another round of marketing which has led to the current proposal being brought forward and the Commissioners therefore now wish to make new provision for the future of the property.

#### **The Building**

Built of local gritstone under a blue slate roof, St James' is an important building (listed Grade II\*) with an interesting history – expressed visually and architecturally by its medieval tower, Georgian nave and Victorian chancel. The church sits in the middle of a large grassed churchyard which is heavily buried and is an important element of the Church Canalside 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 and its site are of significance because of their development over a long period of time, although the church could bear a degree of internal alteration in order to secure a new use.

## **Planning and Access**

The proposed office use will require planning permission and listed building consent for any alterations required to facilitate the use. The site is located within the urban boundary as shown on the proposals map of the adopted and emerging local plan and within the Church Canal conservation area.

Pedestrian access to the property is via the existing pathways through the churchyard which link to St James Road and St James Mews. There is also on-street parking available along St James Road which is where parishioners are likely to have parked when the church was in use.

## **Burials and the Churchyard**

The churchyard surrounding the property contains a significant number of burials, memorials and tombstones. The proposals do not involve any disturbance to human remains and should not require the relocation of existing memorials and tombstones.

The churchyard is closed for further burials and maintenance is currently the responsibility of the Local Authority. It is proposed to include the whole of the churchyard in the disposal however rights of access will be reserved by way of a covenant for people wishing to visit and tend to graves, memorials and tombstones in the future.

There are no known burials within the building itself. There is however a war memorial within the building which forms part of the nave screen and this is to remain in situ. Again, it is proposed to allow for access to the memorial in the future by way of a covenant.

## **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 granted for the proposed use.

## **Correspondence**

Further information about the proposals may be obtained from the Case Officer, Stephen Hughes by e-mail at [stephen.hughes@churchofengland.org](mailto:stephen.hughes@churchofengland.org) or by telephone at 07825 854951.

A drop-in session will also take place on 14th February 2025 at Hyndburn leisure centre, Henry Street, Church, BB5 4EP between 15.30 and 18.30 at which members of the Commissioners' will be available to answer any questions those attending may have about the proposals.

## **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:

**Rex Andrew  
Pastoral Division  
Church Commissioners  
Church House  
Great Smith Street  
London SW1P 3AZ**

Or by e-mail to: [rex.andrew@churchofengland.org](mailto:rex.andrew@churchofengland.org)

Any communication received after **12<sup>th</sup> March 2025** 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](http://www.ccpastoral.org) and [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) where there are also links to download copies of these notes and the draft scheme.

Stephen Hughes  
February 2025



## NOTICE

### **Mission and Pastoral Measure 2011 Closed church building of Church Kirk St James Diocese of Blackburn**

The Church Commissioners have prepared a draft pastoral (church buildings disposal) scheme providing for the sale of the closed church building of Church Kirk St James and the churchyard for use as offices and ancillary purposes.

The draft Scheme is also on our website [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) or you may inspect it at on the church door of Church Kirk St James, St James Mews, Accrington, BB5 4JR or Hyndburn leisure centre, Henry Street, Church, Lancashire, BB5 4EP. Large print and/or audio copies are available on request.

Anyone may make representations for or against all or any part of the draft Scheme (please include the reasons for your views) preferably by e-mail to [rex.andrew@churchofengland.org](mailto:rex.andrew@churchofengland.org) or by writing to: Rex Andrew, Pastoral Division, Church Commissioners, Church House, Great Smith Street, London SW1P 3AZ.

Please note that any communications received after **12 March 2025** cannot be treated as a representation.

If you would like to know more about the proposals a drop-in session will take place on 14th February 2025 at Hyndburn leisure centre between 15.30 and 18.30 at which members of the Commissioners' will be available to answer any questions those attending may have about the proposals.

If we do receive representations against the draft Scheme we will share these, and those in favour, with the Bishop, whose views will be sought. We will also share representations with the other representors and the Mission, Pastoral and Church Property Committee. We will send representors a copy of our correspondence with the Bishop who will be able to comment further to us if they wish. Copies of all of the representations received and associated correspondence will be published on the Commissioners' website if the matter needs to be considered by the Commissioners.



The Commissioners usually determine representations on the basis of papers alone and in making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. If the Commissioners' decide to hold a public hearing into the case, representors may attend the Committee's meeting and you may have an opportunity to speak to their representations. Where a public hearing is not held, the case will be considered in private and you will be informed accordingly.

Please see [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) for further information about the procedure. If you require further clarification about the draft scheme or process you can contact the case officer Stephen Hughes at the details at the bottom of this notice.

February 2025

[Stephen.hughes@churchofengland.org](mailto:Stephen.hughes@churchofengland.org)

07825 854951

**Based at Diocese of Blackburn, Clayton House, Walker Office Park, Blackburn,  
BB1 2QE**

## **MISSION AND PASTORAL MEASURE 2011**

### **Closed church building of Church Kirk St James Diocese of Blackburn**

#### **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.