



23 JUN 2007

**THE CHURCH
OF ENGLAND**

**CHURCH
COMMISSIONERS**

The Chief Executive
Salisbury District Council
The Council House
Bourne Hill
Salisbury SP1 3UZ

Redundant Churches Division

19 June 2007

Our ref: RC34/239B

Dear Sir or Madam

**Pastoral Measure 1983
Redundant church of Burcombe St John the Baptist
Diocese of Salisbury**

As required under this Measure, I enclose a copy of a draft redundancy scheme prepared by the Church Commissioners providing for the Commissioners to sell this redundant church for use as a studio and office and/or cultural and/or community purposes and/or to use as a monument. This is being sent to you on behalf of the local planning authority. I also enclose a copy of an explanatory memorandum.

Your authority has yet to approve the proposed use and the granting of listed building consent. We are issuing the draft scheme now in the hope that these issues can be resolved and will not unduly delay the implementation of this scheme.

Although County, Parish and Town Councils, along with individual ward councillors, are not defined as interested parties under this Measure, please copy this correspondence to any of these parties if you feel this would be helpful. You will find a guide on process on our website.

You may make representations either for or against the draft scheme in writing to me or by e-mail at the address below, to reach me no later than Monday 23 July 2007. 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. *We cannot treat any communication received after this date as a representation.* (If you email your representation you may wish to telephone me to confirm I have received it.)

If we do not receive any representations against the draft scheme, the Commissioners will

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make the scheme, subject to any necessary consents being granted.

If we do receive any representations against the draft scheme we will share these with the Bishop and seek his views. If you make a representation we will also share this with other representors and the Commissioners' Redundant Churches 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.

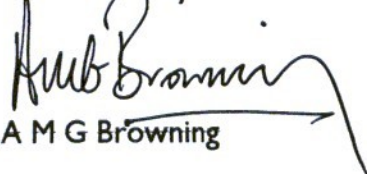
Once all the relevant information has been collated the Redundant Churches Committee will meet to consider all representations in relation to the same draft redundancy scheme. You may attend the meeting of the Committee that considers your representation and you may also request an opportunity to address the Committee to speak to your representation. When we acknowledge your representation we will let you know the dates of the Committee's next two or three meetings. We will confirm the actual date nearer the time.

The Redundant Churches Committee will decide whether the draft scheme should proceed and may refer it back to the Bishop for further consideration before making a final decision. 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 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.

Yours faithfully



A M G Browning

MEMORANDUM
PASTORAL MEASURE 1983
DRAFT REDUNDANCY SCHEME
BURCOMBE ST JOHN THE BAPTIST
DIOCESE OF SALISBURY

The Commissioners have prepared a draft scheme under the Pastoral Measure 1983 to provide for the appropriation of the redundant church of Saint John the Baptist, Burcombe to use as a studio and office use and/or for cultural and/or community purposes and/or to use as a monument and empowering the Church Commissioners to sell the building for such use. This memorandum is issued at publication stage of the draft scheme to enable all interested parties to 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.

Background

St John's stands within a churchyard on a bank above the A30 road just to the north of the small village of Burcombe which is located around four miles west of Salisbury. The chancel contains some Saxon work, although the church is now mainly of the fourteenth and fifteenth centuries with subsequent rebuilds. The small south tower was rebuilt in 1667 and the north aisle and vestry were added during a comprehensive restoration in 1859 by T H Wyatt. The building consists of a nave with north aisle and south tower, and a chancel with north vestry. It is built of flint and stone rubble with stone quoins and the roofs are covered with hand-made red tiles. With the exception of the font, the interior fittings generally date from the nineteenth century. The windows contain stained glass by Clayton and Bell. The latest Quinquennial inspection was carried out in December 2002 and this indicated that the building was in good condition generally.

The church was declared redundant (closed for worship) with effect from 1 March 2005.

The Views of the Advisory Board for Redundant Churches¹

In its preliminary advice, given in June 2004, the Advisory Board advised that the church was a building of considerable historic and archaeological interest, some architectural quality, of value as a feature in the landscape, and of sufficient importance overall to merit preservation by conversion to alternative use. Plans providing for limited alterations in connection with the present proposal have yet to be prepared. These will be considered by the Advisory Board in due course. Planning permission and listed building consent will also be sought.

1. The Board advises the Commissioners on the historic and archaeological interest and architectural quality of Anglican churches proposed for redundancy under the Pastoral Measure 1983

3. The Commissioners are hereby empowered to sell the redundant building for any or all of the said uses and to grant the said rights.

4. The contents of the redundant building, excluding the plate used for the purpose of Holy Communion and monuments and memorials, shall be disposed of as the Bishop shall direct subject to listed building consent being granted.

5. This Scheme shall come into operation on such date as the Commissioners shall determine following the making of this Scheme by the Commissioners.

In witness whereof the Church Commissioners have caused their Common Seal to be hereunto affixed.

Executed as a Deed by the)
affixing of the Common Seal)
of the Church Commissioners)
in the presence of:-)

Draft Redundancy Scheme

This Scheme is made by the Church Commissioners ("the Commissioners") this day of 20..... in pursuance of the Pastoral Measure 1983.

Whereas:-

By a Scheme of the Commissioners made pursuant to the said Measure and confirmed by Her Majesty in Council on the 9th day of February 2005 the parish church of Saint John the Baptist in the former parish of Burcombe ("the redundant building") in the Diocese of Salisbury was declared redundant.

Now, therefore, it is hereby provided as follows:-

1. The redundant building shall be appropriated to use as a studio and office and/or for cultural and/or community purposes and/or to use as a monument and for purposes ancillary thereto.

2. To enable the redundant building to be used for the said purposes, the following rights shall vest in the Commissioners for the benefit of the redundant building:-

(i) a right of way with or without vehicles over and along the existing pathway(s) in the churchyard annexed or belonging to the redundant building subject to Commissioners' successors in title paying a fair and proper portion of the cost of keeping the same in good and substantial repair to the reasonable satisfaction of the parochial church council of the parish within the area of which the redundant building is for the time being situated;

(ii) the right to the passage of water, soil, gas, electricity and telecommunication services (if any) through any drains, sewers, pipes, wires, cables and other conducting media ("the services") now laid or to be laid within the perpetuity period of 80 years from the date hereof under, upon or above the said churchyard; and

(iii) the right (upon reasonable prior notice in writing to the said parochial church council) to enter with or without vehicles, equipment and apparatus upon such parts of the said churchyard as may be necessary for the purpose of inspecting, repairing and maintaining the redundant building and for the purpose of laying, connecting into, inspecting, repairing, maintaining or renewing the services subject to the person exercising such right causing as little damage as possible to the said churchyard or any graves, tombstones, monuments and memorials therein, and subject to the Commissioners' successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council or other the person for the time being responsible for the care and maintenance of the said churchyard and subject to the grant of any necessary faculties by the Consistory Court to authorise the said works.

The Present Proposal

At the time of redundancy, a local proposal emerged to use the building as a museum/ exhibition centre on the role of the Church in the Nadder Valley; however, this was not subsequently sustained. The Diocese then undertook a limited marketing of the building for low-key community and commercial uses which resulted in two offers being made. The first was from the owners of the adjoining vicarage who proposed use as a studio space for a local furniture craftsman, the second from a local building contractor who proposed to use the church as a drawing office. Although both uses involved a minimal degree of intervention to the building, the Diocese has recommended acceptance of the offer from the owners of the adjoining vicarage to use the building as a studio and office and/or for cultural and/or community purposes and/or as a monument. The key factors in this decision were that, given the complete absence of private parking and access for maintenance, and the dangerous pedestrian access involving crossing the A30 on a blind corner, no reliance could be placed on the sustainability of any disposal to another party that did not enjoy rights of access and services on adjoining land.

The prospective purchasers intend to underlet the property to a local craftsman for the display of his handcrafted furniture that has been made in his nearby workshop. The use would require the installation of a toilet in the vestry, compact septic tank and a water supply, linked to the existing water supply to the Old Vicarage just beyond the churchyard wall. They also envisage holding occasional community events in the building.

The Draft Scheme

The Commissioners consider it appropriate to publish a scheme under the provisions of the Pastoral Measure 1983 to give effect to this proposal, giving all those who so wish the right to make representations to the Commissioners for or against any provision of the draft scheme. Subject to that, if no representations are received against the draft scheme it will be made by the Commissioners.

Church House
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June 2007