



 THE CHURCH  
OF ENGLAND

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Your ref:  
Our ref: RC7/64  
20 February 2020

Dear Kimberley

**Mission and Pastoral Measure 2011**  
**The closed church building of Croglin St John the Baptist**  
**Diocese of Carlisle**

I enclose a copy of a draft Pastoral (Church Buildings Disposal) Scheme prepared by the Church Commissioners providing for the appropriation of the closed church of Croglin St John the Baptist to use as a single residential dwelling. I also enclose an Explanatory note setting out the background of the proposals and a further note setting out the process the Commissioners will follow in considering any representations received with respect to the draft scheme.

Having considered the proposals, you may wish to make a formal representation either in support or against the draft scheme by e mail to [closedchurches.reps@churchofengland.org](mailto:closedchurches.reps@churchofengland.org) or by writing to Representations, Closed Churches Division, Church House, Great Smith Street, London SW1P 3AZ. Please note that any communications received after 27 March 2020 cannot be treated as a representation.

If you require further clarification about the draft scheme or the process you can contact me at the address at the top of this letter or by e-mail on [norman.bilborough@churchofengland.org](mailto:norman.bilborough@churchofengland.org)

Yours sincerely

Norman Bilborough

Closed Churches Division

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Website: [www.ccpastoral.org](http://www.ccpastoral.org)  
The Church Commissioners are a registered charity (number 1140097).

## **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 and having effect under the said Mission and Pastoral Measure 2011 on the 12<sup>th</sup> day of April 2012 the church of Saint John the Baptist ("the building") being the parish church of the parish of Croglin in the diocese of Carlisle 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 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:

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Signature of Authorised Signatory

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Signature of Authorised Signatory

### **Schedule 1: Grant of Rights of Way**

To enable the property to be used for the purpose specified in the Scheme, the following rights shall vest in the Commissioners for the benefit of the property: -

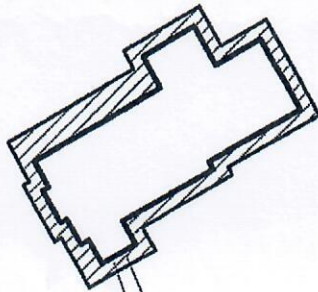
- (i) a right of way with or without vehicles over and along the existing pathway in the remaining part of the churchyard subject to the Commissioners' successors in title paying a fair and proper portion of the cost of keeping the same in good and substantial repair to the reasonable satisfaction of the parochial church council of the parish within the area of which the property is for the time being situated; and
- (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 now laid under, upon or above the remaining part of the said churchyard for the benefit of the building; and
- (iii) the right to lay new drains, sewers, pipes, wires, cables and other conducting media under the existing pathway in the remaining part of the churchyard subject to the person exercising such right causing as little damage as possible and subject to the Commissioners' successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council.

### **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.

CROGLIN ST JOHN

St John's Church



LB

Church  
Cottage



Drawn by  
godonell

Scale  
1:500 @ A4

Date  
27/11/2019

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## EXPLANATORY NOTE

### MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME CROGLIN ST JOHN THE BAPTIST DIOCESE OF CARLISLE

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 Croglin St John the Baptist to be appropriated to use as a single residential dwelling.

The draft scheme, which this note accompanies, contains provisions for the sale of the property by the Church Commissioners for the proposed use and the disposal of the contents of the building as the Bishop of Carlisle shall direct.

#### **Background**

Due to a decline in the size of the congregation, St John's was closed for regular public worship in April 2012. Early proposals for the appropriation of the building to residential use were consulted on in draft schemes published in 2014 and 2015, but following the submission of representations the Diocese decided to allow time for the parish council and local residents to investigate the possibility of a community use being secured for St John's. In the event such a use has not been forthcoming, and the current proposal has resulted from the recent marketing of the property.

#### **The Building**

St John's is a small Victorian church constructed of local red sandstone underneath a graduated green slate roof. The present church replaced an earlier medieval building. The most prominent feature is the gabled double belcote at the west end, with a clock face and two lancets beneath. The interior of the church is whitewashed, with plain softwood benches and choir stalls.

## **The Views of the Statutory Advisory Committee**

The Statutory Advisory Committee of the Church Buildings Council noted that this Neo-Romanesque church, a Grade II listed building, is of moderate heritage value with some scope for change, and as such advised that it be preserved by conversion to a suitable alternative use.

## **Planning and Access**

Pre-application advice provided by Eden District Council has indicated that the proposal to convert the building into a single residential dwelling is considered to be suitable in principle as a viable long-term use. Access to the building will be over the existing footpath through the churchyard, with car parking on the adjoining highway.

## **Burials and the Churchyard**

The well-buried churchyard occupies a sloping site and is bounded by a drystone wall. Under the current proposals the churchyard will continue to be used as a burial ground and maintained by the parochial church council, with the existing access arrangements being retained.

## **Making the Draft Scheme**

Before they allow the Scheme to proceed the Commissioners will need to be satisfied that: planning permission for the proposed use and listed building consent for any necessary alterations to the building have been obtained.

## **Correspondence**

Further information about the proposals may be obtained from the Case Officer, Norman Bilsborough by e-mail at [norman.bilsborough@churchofengland.org](mailto:norman.bilsborough@churchofengland.org) or by telephone at 01254 958851.

## **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\*\*](mailto:closedchurches.reps@churchofengland.org)

Any communication received after 27 March 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](http://www.ccpastoral.org) where there are also links to download copies of these notes and the draft scheme.

Norman Bilborough

February 2020

## MISSION AND PASTORAL MEASURE 2011

Church Commissioners of England St John's Baptist  
Diocese of Carlisle

How representations concerning a draft scheme  
are considered by the Church Commissioners

The Church Commissioners will make a draft scheme for the Mission and Pastoral Measure 2011 available to you in the form of a draft scheme and will also be able to provide you with a copy of the draft scheme. It is important that you receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary amendments being granted.

If you do receive any representations against the draft scheme we will seek the views of the relevant church bodies, and those involved. If you have a representation we will also refer this to the Commission for the Management of Church Property. You will be asked to provide a copy of any representations to the Commission and you will be able to discuss the draft scheme with the Commission. You will be able to discuss the draft scheme with the Commission and you will be able to discuss the draft scheme with the Commission.

Once all the relevant information has been gathered the scheme will be considered by the Commission. The Commission will make a decision on the draft scheme. You will be able to discuss the draft scheme with the Commission and you will be able to discuss the draft scheme with the Commission. You will be able to discuss the draft scheme with the Commission and you will be able to discuss the draft scheme with the Commission. You will be able to discuss the draft scheme with the Commission and you will be able to discuss the draft scheme with the Commission.

The Mission, Pastoral and Church Property Commission will make available the draft scheme to you in the form of a draft scheme and will also be able to provide you with a copy of the draft scheme. It is important that you receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary amendments being granted.

The scheme shall be brought into effect if the appropriate consent is given.

Please note that the procedures for considering representations will apply where there is at least one objection to the draft scheme. The Commission will not have to consider the case where there are no objections to the draft scheme. If you have any objections to the draft scheme, you will be able to discuss the draft scheme with the Commission and you will be able to discuss the draft scheme with the Commission.

## **MISSION AND PASTORAL MEASURE 2011**

### **Closed church building of Croglin St John the Baptist Diocese of Carlisle**

#### **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.