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| APP/NPCU/RARE/A1530/73500Core DocumentsChurch of St Peter & St Paul, BirchApril 2018 v3 |

Core Documents

* 1. A. Documents relating to the legal framework for the inquiry
1. The Secretary of State’s Terms of Reference (ToR) for the Inquiry
2. The Skelmersdale Agreement
3. Mission and Pastoral Measure 1983 (web only <https://www.legislation.gov.uk/ukcm/1983/1/contents>)
4. Mission and Pastoral Measure 2011
5. Mission and Pastoral Measure 2011 Code of Practice Vol II
6. Department for culture for media and sport July 2010 guidance on the Operation of the Ecclesiastical Exemption and related planning matters for places of worship in England
	1. B. Documents relating to the condition of the building
7. The Church Log Book dated 1979 /QI recommendations and actions 1978 and 1983.
8. QI Report dated 1983 by RAW Orrin, Chartered Architects.
9. Feasibility Study for CBC and ECC and EH dated April 1995 by Freeland Rees Roberts Architects which contains (Appendix A) a report on the condition of the fabric.
10. Condition Report dated 9 March 1998 by Freeland Rees Roberts Architects for CBC and the Birch Spire Arts Trust.
11. A letter from The Morton Partnership dated 22 October 2002 re. dry rot infestation and general safety.
12. QI Condition Survey dated January 2012 by Purcell Miller Tritton LLP for the diocese of Chelmsford.
13. A letter dated 22 July 2013 by The Morton Partnership commenting on its structural condition and part demolition to provide for residential use as requested by the Colchester and North East Building Preservation Trust as part of their Viability Study.
14. A schedule provided by the Diocese which lists their expenditure on the building since 1992.
	1. C. Documents relating to the Churches Conservation Trust
15. The Payments to the Churches Conservation Trust Order 2014
16. Churches Conservation Trust strategic conservation strategy
17. Churches Conservation Trust Annual Report and Accounts for the year ended 31 March 2017
	1. D. Documents relating to the church building’s Listing and the conservation area
18. Site location plan
19. Listing Description (1982)
20. Birch Village Conservation Area plan and listed buildings
21. Birch Village Conservation Area designation appraisal (1993)
22. Birch Village historical maps 1876-77 and 1923
23. List of Planning and Listed Building Consent applications in Birch
24. Historic England ‘Heritage at Risk’ Register extract for Birch Church and Birch Conservation Area (2018)
25. CBC Consultation draft Conservation Area Character Statement and Management Proposals March 2018
26. Report to CBC Local Plan Committee 19 March 2018
27. Minutes of CBC Local Plan Committee 19 March 2018 – Note: not yet available
	1. E. Documents relating to the Development Plan
28. Extract from Development Plan Proposals Map and Key
29. CBC Adopted Development Plan policies DPD
30. CBC Adopted Core Strategy 2008 with 2014 revisions

**F. Documents relating to Church Commissioners decision making**

1. Recorded views of the Commissioners advisors and Church Buildings (Uses and Disposals) Committee decisions
2. Pastoral Scheme for the closure of St Peter Birch dated 31 October 1990 and brought into operation on 1 November 1990.
3. Use-seeking history
	* + Chronology of use-seeking 1990 - 2013
		+ Chronology of expressions of interest 1992- 2011
4. 2013 Draft Scheme published under the Mission and Pastoral Measure 2011 and accompanying January 2013 Explanatory Note
5. Recorded objections to demolition (copies of objections submitted to the Church Commissioners and considered by them in respect of their decision to proceed with the 2013 Draft Scheme of demolition):
	* + Colchester BC
		+ The Victorian Society
		+ Ancient Monuments Society
		+ Colchester and North East Essex Building Preservation Trust
		+ S Beach
		+ T Bugg
		+ J Edwards
		+ R Clifton-Sprigg (deceased)
6. Recorded support for demolition (copies of representations of support submitted to the Church Commissioners and considered by them in respect of their decision to proceed with the 2013 Draft Scheme of demolition):
	* + Birch Parish Council
		+ G Carr
		+ J&L Daniels
		+ R Carr
		+ J Monks
		+ C Cottrell
		+ S Windsor
		+ R Potter
		+ P Dennis
7. Recorded representations with no clear opinion (copies of representations submitted to the Church Commissioners and considered by them in respect of their decision to proceed with the 2013 Draft Scheme of demolition):
	* + G Grant
		+ Councillor Tim Young Member of Colchester BC
		+ English Heritage 2013

**G. Other representations following the Church Commissioners decision to proceed with the Draft scheme of demolition[[1]](#endnote-1):**

1. Representations received by PINS as a result of the Church Commissioners 2017 request for the SoS to review his decision to hold a non-statutory inquiry[[2]](#endnote-2)
2. Representations of objection to demolition / support for alternative proposals
	* + English Heritage (2014)
		+ Councillor Tim Young Member of Colchester BC (2016)
	1. H. Documents relating to alternative proposals
3. Spire Conservation Trust Planning and LBC Drawings 2001 from withdrawn applications
4. Birch Spire Arts Trust and HLF letters 2002
5. Option Agreement between the Diocese and Courtland Properties dated November 2003 and Extension to the Courtland Properties Option Agreement.
6. Colchester and North East Essex Building Preservation Trust Project Viability Study 2013
7. CBC Letter and s.106 Unilateral Undertaking 2013
8. Cottee Budget costs 2015
9. The Cottee proposals for alternative use submitted August 2016:
	* + Drawing 237464 - 100A
		+ Drawing 237464 – 200A
		+ Drawing 237464 – 201
		+ Birch Church Colchester Design Notebook FINAL
		+ Budget Estimate Birch Church 300916 CC COPY
		+ Project Viability Study Option 4 layout drawing
10. Cottee Proposals 2018 *- Not yet received from CNEEBT/CBC*
11. Planning and Listed Building Consent applications for residential conversion and alteration to the church building submitted to CBC 2018 - *Not yet received from CNEEBT/CBC*
	1. I. Documents relating to Church Commissioners proposals for the site after demolition
12. The Church Commissioners proposals for the site following demolition
	* + Birch – Commissioners Proposals March 2018
		+ Landscape Context Plan
		+ Landscape Option 2
		+ Landscape Option 3
		+ Landscape Option 4

Turley Office

1 New York Street
Manchester
M1 4HD

T 0161 233 7676

1. To avoid duplication this does not include representations made by the main parties and other interested parties identified at the PIM as speaking at the Inquiry: The Church Commissioners; Colchester Borough Council; The Colchester and North East Essex Building Preservation Trust (including Mr G Cottee); The Victorian Society; Richard Carr; Kevin Bentley; Tim Young. [↑](#endnote-ref-1)
2. Annex A to SoS letter of the 6 December 2017. Includes responses received as a result of the request for representations from SoS dated 31 August 2017 and the e-mail dated 7 September 2017 extending the deadline for replies. [↑](#endnote-ref-2)