

Annex C

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 19th day of July 2016 the parish church of Leeds All Saints ("the building") in the former parish of Leeds All Saints in the diocese of Leeds was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building

1. The building shown hatched on the annexed plan shall be appropriated to educational and training uses and for uses ancillary thereto.

Disposal

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

Contents

3. The contents of the building shall be disposed of as the Bishop shall direct.

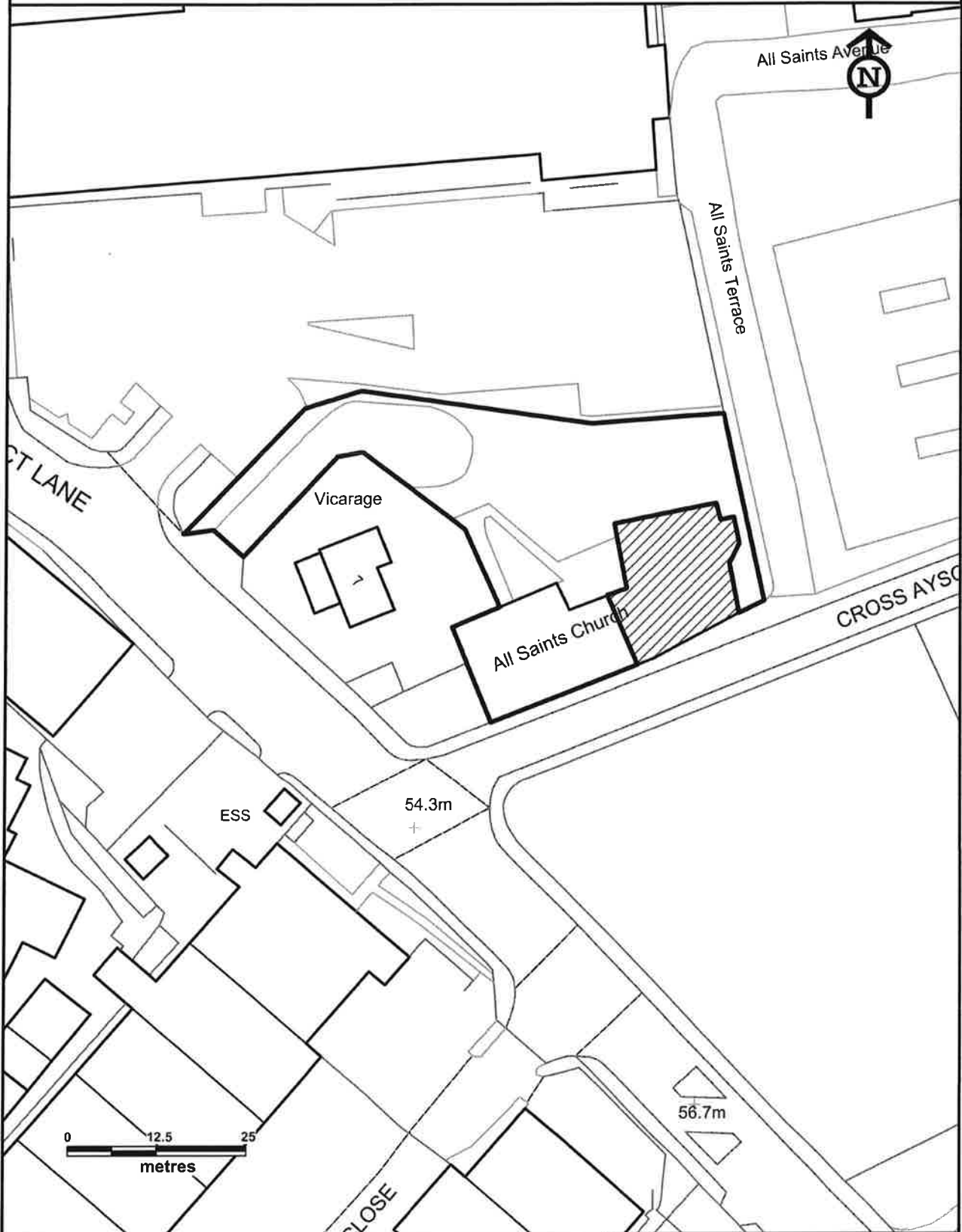
Coming into operation of this Scheme

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme.

In witness the Commissioners have affixed their Common Seal.

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

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Drawn by gwen.jones	Scale 1:750	Date 01/08/2017
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EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME LEEDS ALL SAINTS DIOCESE OF LEEDS

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 Church Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Leeds All Saints to be sold for use as a training and education centre by Country Style Foods Ltd.

Background

The church was formally closed for regular public worship on 1st August 2016 following a formal period of public consultation. The church was then vested in the Diocese for care and maintenance whilst its future is decided.

It is proposed that the sale, should it go ahead, will include the adjoining church hall and land around the buildings. This is owned by the Parish and is shown edged in black on the attached plan. The church itself is shown hatched. The whole property was advertised for sale and after consideration of all offers the Diocese has recommended the offer from Country Style Foods to the Church Commissioners. Country Style Foods are a local employer who own and occupy other premises in the locality. The Diocese noted the community benefits that the proposed use would bring including increasing training opportunities in the local community and an offer to make the church hall available to the local Church of England Primary School who previously had access to this facility before its closure.

The Building

Leeds All Saints is a relatively modern building having been designed and constructed in the 1970's. It replaced an original Victorian church which had been located on land to the north. The new worship space was constructed to join on to an existing 1920s church hall. The building faces onto Cross Aysgarth Mount. From the road the design of the building does not easily identify it as a church. It is not listed and it is not in a conservation area.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors; The Statutory Advisory Committee of the Church Buildings Council (SAC) have advised that as a building in relatively good condition with facilities, parking and good pedestrian and vehicular access, the church offers good scope

for conversion to an alternative use. The Committee also noted that if it was not possible to find a new use for the building, they would be unlikely to oppose demolition.

Planning and Access

The church and adjoining church hall are accessed by vehicles from Pontefract Lane. Pedestrian access is via the main door from Aysgarth Mount.

Town and Country planning rules put uses of land and buildings into various categories known as "Use Classes". Planning permission is generally needed to change from one use class to another. Places of Worship fall within use class "D1 – Non-residential institutions". The proposed new use also falls within this use class. This means that planning permission is not required for the proposed change from a place of worship to an education and training centre.

Burials and the Churchyard

There are no known burials at the site.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Emma Cosgrif by e-mail at emma.cosgrif@churchofengland.org or by telephone at 0113 353 0269

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

Any communication received after 14th November 2017 can not 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.

Emma Cosgrif

13th October 2017