

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 confirmed by Her Majesty in Council on the 17th day of July 2003 and having effect under the said Mission and Pastoral Measure 2011 the church of Saint Alban, Retford (“the building”) being one of the parish churches of the parish of Ordsall in the diocese of Southwell and Nottingham 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 residential use and for purposes ancillary thereto.

Disposal

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

Coming into operation of this Scheme

3. This Scheme shall not come into operation until such date as the Commissioners shall determine following the making of this Scheme and the Commissioners shall not be obliged to bring the Scheme into operation until such time as they are satisfied that the conditions specified in Schedule 1 have been complied with but may do so if they so determine.

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:- }

Plan



Schedule 1: 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.



EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME RETFORD ST ALBAN DIOCESE OF SOUTHWELL & NOTTINGHAM

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 ruins of the closed church of Retford St Alban to be sold for residential use, subject to the grant of planning permission and listed building consent by Bassetlaw District Council. The development proposals also include the adjoining Church Hall site which cannot form part of this draft Scheme.

Background

St Albans was formally closed for worship in June 2004. Earlier attempts to secure an alternative use for the Grade II listed structure were not successful and in 2008 a fire destroyed most of the building leaving a derelict ruined shell which remains today.

The Building

The fire damaged and derelict Grade II listed building is a prominent structure of early 20th Century origins situated to the east of the A1M and just south of Retford town centre on London Road (A638) at its junction with Holly Road in a mixed-use area with residential and commercial properties and town centre facilities within walking distance. The nearby former King Edward VI Grammar School has recently been redeveloped. Leisure amenities and educational facilities (both state and independent) are well catered for nearby.

Burials and the Annexed Land

The land annexed to the church does not contain burials.

The Views of the Statutory Advisory Committee (SAC)

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have confirmed earlier advice by its predecessor body that the church is of value as a feature in the townscape and worthy of preservation by conversion to alternative use. The SAC has been consulted on the prospective purchaser's architectural plans for the conversion of the ruins of the building.

Planning and Access

Planning Permission and Listed Building Consent applications for the conversion of the building to ten residential units have recently been submitted to Bassetlaw District Council (reference numbers 19/00455/FUL and 19/00456/LBA). Vehicular access and parking for the proposed residences will be created on the former church hall site to the north-east of the ruined church.

Making the Draft Scheme

Before they allow the Scheme to proceed the Commissioners need to be satisfied that Planning Permission for the proposed use and Listed Building Consent has been obtained for such alterations as are necessary to enable the development of the building.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Karen Abaka-Wood by e-mail at karen.abaka-wood@churchofengland.org or by telephone at 01245 294402.

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 1st August 2019 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 where there are also links to download copies of these notes and the draft scheme.

Karen Abaka-Wood
3 July 2019