

**EXPLANATORY NOTE
MISSION AND PASTORAL MEASURE 2011
DRAFT PASTORAL CHURCH BUILDINGS SCHEME
COLEFORD ST JOHN THE EVANGELIST
DIOCESE OF GLOUCESTER**

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a church building, The Church Commissioners provide this information so that 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, having considered the proposals for the future of the building, deem it appropriate to proceed to the next stage which is to consult on the draft Pastoral Church Buildings Scheme providing for the closed church of Coleford St John the Evangelist to be appropriated to residential use. The current proposal is for the building to be converted into apartments.

The draft scheme, which this note accompanies, contains provisions for the Church Commissioners to sell the property for the proposed use and for the contents of the building to be disposed of as the Bishop shall direct.

Background

The church of Coleford St John the Evangelist, being one of the four parish churches in the Parish of Mid-Wyedean Churches of all Saints, Newland and Staunton, Good Shepherd, Broadwell, St John, Coleford, St Peter, Clearwell and St Saviour Redbrook, was formally closed for worship use on 30th September 2016. The building had significant repair costs beyond the means of the PCC and had become unviable and uncomfortable to use.

Following formal closure the Next Generation Community Association was formed with the aim of acquiring the building for the benefit of the community. However, by March 2019 the Association had concluded that this was not viable or sustainable. Since then, all other sustainable interest in the property has been for residential use.

The Building

The church building is Grade II listed and located on an elevated site in Boxbush Road, a residential street leading west from the Market Place in the centre of Coleford. The church is positioned centrally within a grassed churchyard. There are no burials in the churchyard or building. The church replaced an earlier building in the town centre and was built to the designs of Frederick Waller in 1878-80 with the south transept added by S Gambier-Parry in 1886. It consists of a 6-bay nave with north-west porch, an apsidal chancel and north and south transepts and was built of rock face rubble sandstone with ashlar dressings and red clay plain tile roof.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that St John's is of moderate overall significance and recommended that the building be preserved by conversion to a suitable alternative use. However, they further advised, notwithstanding its listed status, that it would not object to demolition if a suitable alternative use could not be secured.

Planning and Access

The proposed residential use will require planning permission and alterations to facilitate that new use will require listed building consent.

The site is accessed direct from the public highway (Boxbush Road).

Burials and the Churchyard

There are no burials within the churchyard or within the church building.

Making the Draft Scheme

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

Correspondence

Further information on the proposals can be obtained from the Closed Churches Case Officer, Sarah Mellor by e-mail at sarah.mellor@churchofengland.org.

Representations against or in support of the draft Scheme

Anyone may make a representation for or against any provision of the draft Scheme.

Representations must be made in writing or by e-mail and 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 **24 June 2022** 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 and all the other consents to achieve the new place of worship are in place, the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme.

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.

Sarah Mellor

25 May 2022

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 2nd day of August 2016 and having effect under the said Mission and Pastoral Measure 2011, the church of St John, (“the building”) being one of four parish churches in the parish of The Mid-Wyedean Churches of All Saints, Newland and Staunton, Good Shepherd, Broadwell, St John, Coleford, St Peter, Clearwell and St Saviour Redbrook in the diocese of Gloucester was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building and annexed land

1. The building, and the land 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.

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 1 have been complied with, but may do so if they so determine.

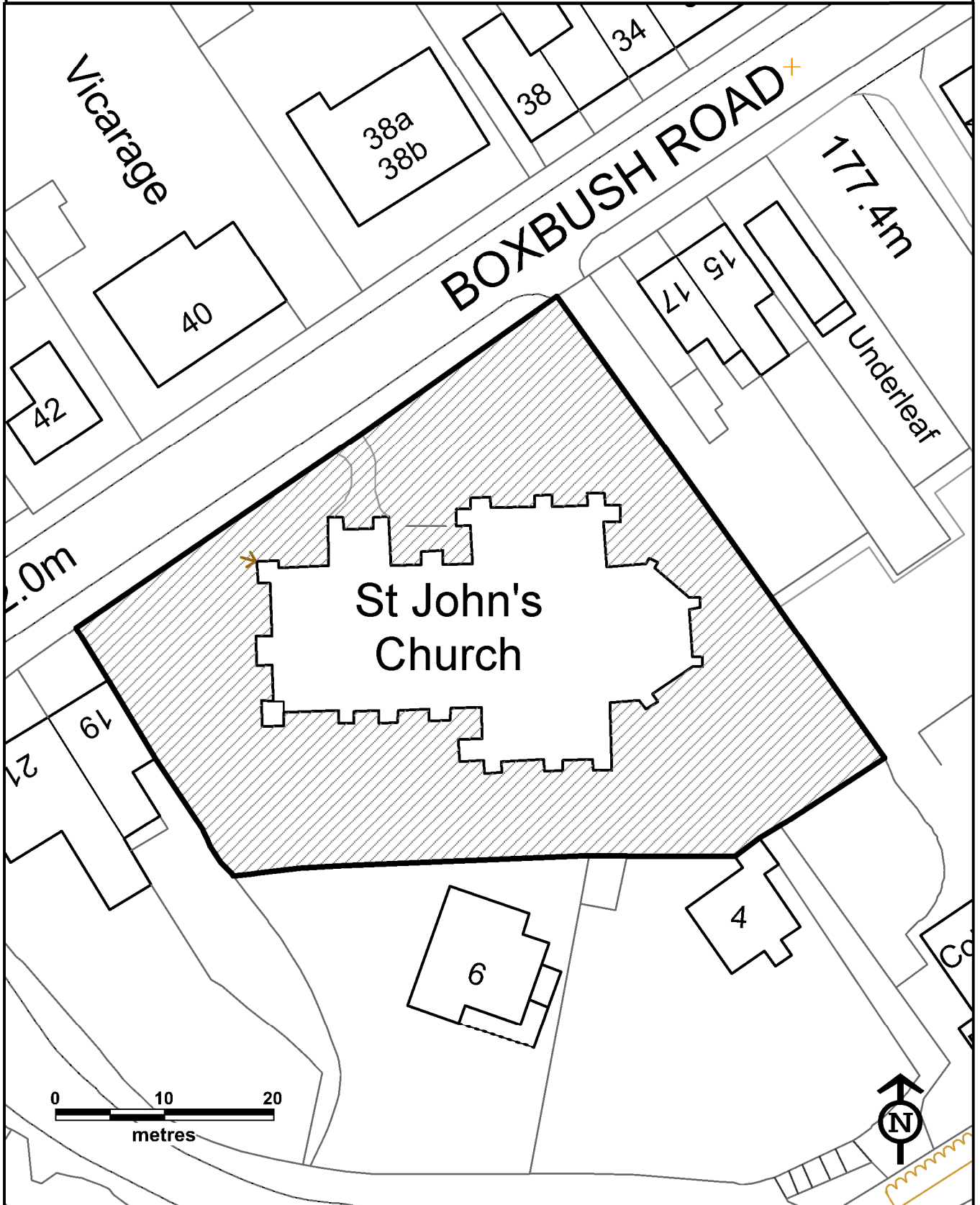
In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England acting by two authorised signatories:

Signature of Authorised Signatory

Signature of Authorised Signatory

COLEFORD ST JOHN THE EVANGELIST



Drawn by
C.Hall

Scale
1:500

Date
20/04/2022

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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.