



 THE CHURCH  
OF ENGLAND

CHURCH  
COMMISSIONERS

Matthew Crowe

*Senior Case and Policy Advisor*  
Pastoral Department

*Our ref: NB18/107CJ*

15<sup>th</sup> April 2024

**Mission and Pastoral Measure 2011**  
**Diocese of Hereford**

**The Church of Saint James, Llangua**

The Bishop of Hereford has asked us to prepare a draft Pastoral Scheme in respect of pastoral proposals affecting this church.

I attach a copy of the draft Scheme, Explanatory Notes, and a glossary of terms used together with the Notice. I am sending a copy to all the statutory interested parties, as the Mission and Pastoral Measure requires, and any others with an interest in the proposals.

Anyone may make representations **for** or **against** all or any part or parts of the draft Scheme (please include the reasons for your views) by post or, preferably, by email to reach me no later than **Monday 27<sup>th</sup> May 2024**. If we have not acknowledged receipt of your representation before this date, please ring or e-mail me to ensure it has been received. For administrative purposes, a petition 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 for whom we can identify an address – “the primary petitioner”.

If we do not receive representations against the draft Scheme, we will make the Scheme and it will come into effect as it provides. A copy of the completed Scheme will be sent to you together with a note of its effective date.

If we receive any representations against the draft Scheme, we will send them, and any representations supporting the draft Scheme, to the Bishop whose views will be sought. Individual representors and the primary petitioner will then receive copies of our correspondence with the Bishop (including copies of all the representations). They and individual petitioners may comment further. Copies of all of the representations received and associated correspondence will normally be published on the Commissioners' website if the matter needs to be considered by us.

Those making representations should indicate whether they would like an opportunity to speak to the Commissioners regarding their representations in the event the Commissioners decide a hearing should be held. Meetings are normally held at Church House, Westminster. If a hearing is held, we will let you know the arrangements for attending (in person or virtually) and details will also appear on our website. Otherwise, if a hearing is not to be held, the case will be considered in private and you will be informed accordingly.

When we acknowledge representations we will let individual representors (and the primary petitioner) know the next few dates of our Committee's meetings. We will confirm the actual date of any hearing nearer the time. The Commissioners will decide if the draft Scheme should proceed when they consider all the representations on the basis of a paper prepared by their staff and any points raised at the meeting. If the Commissioners do so decide, any representor or petitioner against the draft Scheme may seek leave from the Privy Council to appeal against the decision.

You will be informed of the Commissioners' decision and the reasons for it.

Please see [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) for further information about the procedure.

**PCC Secretaries, incumbents/priests-in-charge/rural deans, persons taking services during the Notice Period and local planning authorities should refer to the relevant notes below for important additional information concerning them.**

Matthew Crowe

Case Officer

## Notes

### 1. PCC Secretaries

The draft Scheme is sent to you as PCC Secretary. Please ensure that it is drawn to the attention of the other members so the PCC as a body is able to make any comments on the draft if it wishes.

**You are required as soon as possible to:**

- i) print and display the Notice (***please display single-sided where possible***) at or near the main door of **every** parish church, chapel of ease or licensed place of worship in your parish; (if you are unable to print the Notice please get in touch with me and I will make arrangements for copies to be sent to you for display);
- ii) Please make a copy of the Scheme available in each church building;

- iii) make arrangements for the Announcement (see 2. below) to be made at as many services as possible at every parish church, chapel of ease or licensed place of worship in your parish where a service is held during the notice period (including any that are 'streamed').

**Please e-mail or telephone me confirmation as soon as you have displayed the Notice(s) and made arrangements for the announcements to be made. Do not wait until the end of the notice period before confirming this.**

Although the following are not legal requirements, to ensure that as many of those who habitually attend public worship, as is practicable, are aware of the contents of the Notice and draft Scheme, you are also encouraged to take (or make arrangements for), where possible, such of the following steps as is appropriate in your parish:

- i) arrange for copies of the Notice and draft Scheme to be posted to members of the worshipping community who are shielding or self-isolating (in accordance with the general advice to parishes this should be by the postal service and not hand delivered);
- ii) insert the Notice in the parish magazine or newsletter;
- iii) display the draft Scheme with the Notice at every parish church, chapel of ease or licensed place of worship in your parish;
- iv) use Facebook/social media posts;
- v) send emails; and
- vi) spread by word of mouth, including pastoral telephone calls.

**Please make a note of what you have been able to do regarding steps i) to vi) above in case the consultation process is queried.**

If you are no longer the PCC Secretary, please pass this communication to the current Secretary and let me have a note of his or her name and email/postal address.

#### **Further action required as there is a proposed church closure**

In addition to the above, a copy of the draft Scheme must be made available for inspection in the locality – the arrangements for this will already have been made with the parish concerned.

**If you are the person doing this, will you please let me know that you have taken this additional step.**

## **2. The Announcement**

Anybody taking services (including those that are 'streamed') during the Notice Period should ensure that the following announcement is made.

***“A Notice giving the objects of proposed pastoral reorganisation affecting this parish has or will be displayed near the main door and on the Church of England website. The Notice includes the last date by which representations regarding the proposed reorganisation may be made to the Church Commissioners.”***

**PCC Secretaries** – please note that it is essential that:

- i) Notices are displayed; and
- ii) arrangements are made for Announcements.

### **3. Incumbents/priests-in-charge/rural deans**

Please ensure that the required Notices are displayed and Announcements made.

If a PCC Secretary is not able to carry out these requirements, please could you arrange for these matters to be dealt with as soon as possible. Please also let me know if there has been a recent change of Secretary in any of the parishes.

### **4. Local planning authorities and parish councils**

We serve notice on the local planning authority and parish council of the parish in which the affected church building is situated as interested parties under the Mission and Pastoral Measure. Although County and Town Councils are not defined as interested parties under this Measure, please copy this correspondence to either of these parties if you feel this would be helpful. Ward Councillors for the affected parish(es) have been sent a copy of the draft Scheme.

**EXPLANATORY NOTE  
MISSION AND PASTORAL MEASURE 2011  
DRAFT PASTORAL CHURCH BUILDINGS SCHEME  
LLANGUA ST JAMES  
DIOCESE OF HEREFORD**

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 Bishop of Hereford has approved proposals for the closure of Llangua St James for regular public worship and recommended to the Church Commissioners that the ownership of the church building and annexed land be transferred to The Friends of Friendless Churches for preservation as a monument and for occasional Christian worship in accordance with the rites and customs of the Church of England and for purposes ancillary thereto. The Church Commissioners, having considered the proposals for the future of the church building now deem it appropriate to proceed to the next stage which is to consult on the draft Pastoral Church Buildings Scheme.

### **Background and Diocesan Rationale**

The church has not been used since September 2019 on health and safety grounds and with the steady decline in church congregation numbers and volunteers for PCC offices it was agreed that St James has no sustainable future for regular public worship use and that formal closure should be pursued.

The Friends of Friendless Churches, a registered charity which rescues, repairs and campaigns for historic churches in England and Wales, has long expressed a wish to take ownership of St James (should it be formally closed) because its founder and campaigner for historic churches, Ivor Bulmer-Thomas, on finding the church derelict and in risk of being ruined after wartime neglect in the 1950s was responsible for getting the building repaired and brought back into regular use. After founding the Friends of Friendless Churches in 1957 Ivor Bulmer-Thomas served as its director until his death in 1993.

Should the Scheme proceed it is intended that the Friends of Friendless Churches will take ownership of the church building, churchyard and access track, and be responsible for its repair, ongoing maintenance, and authorised uses.

### **The Building**

St James is a small, compact, and predominately medieval Grade II\* listed building set in a secluded churchyard location by the banks of the river Monnow and accessed along a track from the A465 between Hereford and Abergavenny.

It is a charming rural church with archaeological potential and fixtures and furnishings of considerable interest. It comprised of architecturally distinct elements, in the standard form and proportions for smaller medieval parish churches: chancel, nave and small lateral additions for porch and vestry. The emphasis is horizontal, the only vertical accent being the modest bell turret at the west end.

The church is built of variations of red sandstone rubble which denote different phases of

construction including a medieval phase, later medieval enlargement and alterations, and finally a Victorian restoration. The bell turret is timber framed with rendered infill. The roofs are stone slate of diminishing courses which are thought to have replaced a previous C16 thatched roof. The structural condition of the roof is now in poor condition and in urgent need of repair.

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

The Commissioners statutory advisors, The Statutory Advisory Committee of the Church Buildings Council (SAC), has advised that St James is a building of moderate to high significance overall which merits preservation by monument use or by conversion to a suitable new use that will protect its character and interest. They advise that the significance of the church makes it a suitable candidate for transfer to a national or local trust dedicated to the care of historic buildings and with the necessary resources and expertise to address its repair needs. They support the proposed transfer of ownership to The Friends of Friendless Churches.

### **Planning and Access**

Neither planning consent nor listed building consent are required for the proposed use. Preservation for monument use and for occasional Christian worship fall within the current planning use class and no alterations are proposed to the building.

Access to the church property is direct from the public highway.

### **Burials and the Churchyard**

The churchyard contains burials. Continued access for those wishing to visit and tend graves will be legally provided for by a covenant. None of the graves are listed or cared for by the Commonwealth War Graves Commission but there are the remains of a C15 medieval 2m high red sandstone cross which is separately listed Grade II.

### **Correspondence**

Further information on the proposed closure and future use of the church property can be obtained from the Closed Churches Case Officer, Sarah Mellor by e-mail at [sarah.mellor@churchofengland.org](mailto:sarah.mellor@churchofengland.org) or by telephone at 07824 581491.

### **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:

**Matthew Crowe  
Pastoral Division, Church Commissioners  
Church House  
Great Smith Street  
London SW1P 3AZ**

or by e-mail to: [matthew.crowe@churchofengland.org](mailto:matthew.crowe@churchofengland.org)

Any communication received after **Monday 27th May 2024** 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.

Information on the Mission and pastoral Measure 2011 and its procedures can be found on the Church Commissioners' web-site at [www.ccpastoral.org](http://www.ccpastoral.org) where there are also links to download copies of these notes and the draft scheme.

15th April 2024

SUMMARY OF MAIN PROVISIONS OF DRAFT SCHEME (NOT PART OF THE DRAFT SCHEME)

*This draft Scheme provides for the church of Saint James, Llangua, being the parish church of the parish of Llangua in the diocese of Hereford, to be declared closed for regular public worship and appropriated to preservation as a monument and for occasional Christian worship, and for the Commissioners to dispose of the building for those uses.*

*Further details of the background to these proposals are set out in the accompanying explanatory notes.*

**DRAFT**

**PASTORAL CHURCH BUILDINGS SCHEME**

This Scheme is made by the Church Commissioners ("the Commissioners") this        day of        202    in pursuance of the Mission and Pastoral Measure 2011 ("the 2011 Measure"), the Right Reverend Richard, Bishop of Hereford, having consented thereto.

**PART I**

**Declaration of closure for regular public worship**

1.     (1)     The church of Saint James, ("the building"), being the parish church of the parish of Llangua in the diocese of Hereford, shall be declared closed for regular public worship by this Scheme.

       (2)     Subject to any provisions of the Parochial Registers and Records Measure 1978 which apply thereto and any directions thereunder, any register books and records of that church which remain in parochial custody shall be dealt with as the Bishop shall direct.

**PART II**

**Future of the church building**

2.     The building and land annexed or belonging thereto shown outlined in red on the annexed plan (together referred to as 'the property') shall be appropriated to use as a monument and for occasional worship, services, and other religious activities in accordance with the rights and customs of the Church of England or any other Christian body designated by the Bishop for the time being of Hereford and for purposes ancillary thereto together with the benefit of rights granted by Schedule I.

**Disposal**

3.     The Commissioners are hereby empowered to give the building for the said use.

**Contents**

4.     The contents of the building shall be disposed of as the Bishop shall direct subject, as far as it is required, to listed building consent being required.



PART III

**Coming into operation of this Scheme**

(1) Parts I and II of this Scheme shall come into operation upon such date or dates as the Commissioners shall determine following the making of this Scheme and different provisions of the Scheme may be brought into operation on different dates.

(2) Part III of this Scheme shall come into operation upon the date on which it is made by the Commissioners.

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

SIGNED by the )  
 )  
Right Reverend Richard, )  
 )  
Bishop of Hereford. )

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

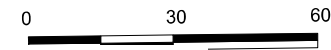
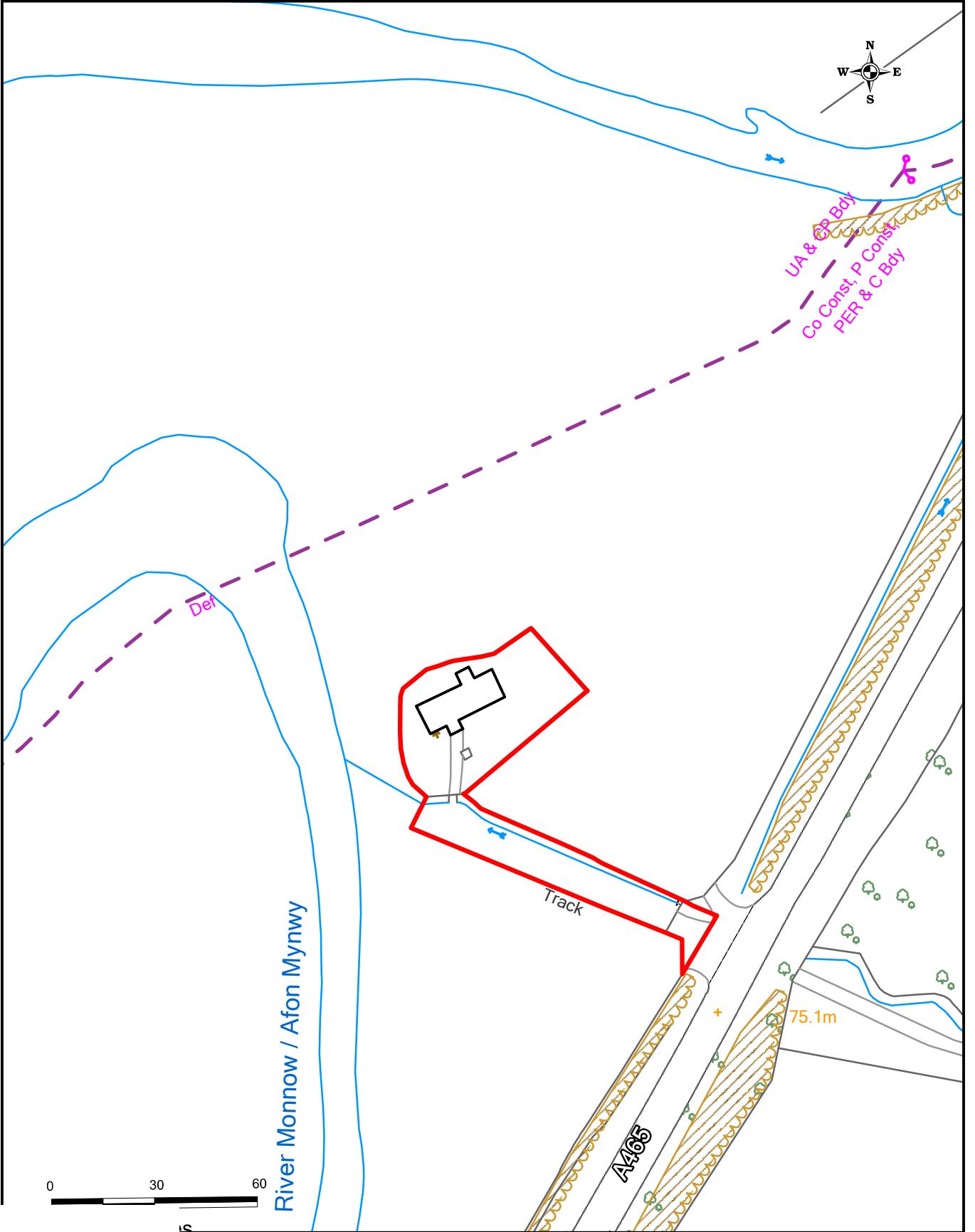
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Signature of Authorised Signatory

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Signature of Authorised Signatory

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

To enable the property to be used for the purposes specified in the scheme all rights and easements over land appertaining or reputed to appertain to the property shall vest in the Commissioners in common with all others entitled to the like rights.

# St James, Llangua



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## Glossary of words commonly used in Pastoral Reorganisation

A fuller version is available in the Code of Recommended Practice to the Mission and Pastoral Measure 2011

<https://www.churchofengland.org/more/parish-reorganisation-and-closed-church-buildings/mission-and-pastoral-measure-2011-and-code#na>

Archbishop	Senior bishop with authority over a Province - of Canterbury and of York.
Archdeacon	An office held by a senior clergy person appointed by the bishop with an administrative responsibility over an archdeaconry. Some of his/her duties are laid down by law but in other respects his/her duties vary according to diocesan practice: they include care for church property.
Archdeaconry	Sub-division of the diocese over which an archdeacon has administrative responsibility.
Benefice	An ecclesiastical office carrying certain duties. An incumbent's benefice is therefore not a geographical area (see parish) but the office to which (s)he is appointed and may comprise one or more parishes. A benefice may be a rectory or vicarage from which the incumbent is called rector or vicar.
Bishop	In the Church of England the bishop is the central focus of organisation and ministry within his/her diocese. He/She is the chief pastor and authority and shares the cure of souls with all the incumbents of that diocese. He/She is also, in his/her own person, the chief representative of the diocese in the work of the wider church. He/She may be assisted by suffragan or assistant bishops.
Bishop's Pastoral Order	An amendment made in 2018 to the Mission and Pastoral Measure 2011 to enable fairly minor matters to be dealt with by the Bishop at the local/diocesan level and for which there are no rights of objection. e.g. changing the name of a benefice or parish.
Common Tenure	The basis on which all Church of England offices will eventually be held under the Ecclesiastical Offices (Terms of Service) Measure 2009. Existing holders of freehold offices may decide not to opt-in to Common Tenure but new office holders will be on Common Tenure. (not going to mention here about continuing to retain freehold on e.g. a union, but not when named 1st TR or TV of a new TM – as likely to be unnecessarily confusing for a 'glossary' – which just 'glosses' on certain matters)
Chapel of Ease	A consecrated church that it is not a parish church but is within a parish that (normally) does have a parish church. Originally for the ease of parishioners who could not attend the parish church.
Church Representation Rules	Schedule 3 to the Synodical Government Measure 1969 but updated as a separate booklet. They contain the mechanism for the setting up of representative bodies in the Church of England from parochial church councils to the House of Laity of the General Synod.
Cure of Souls	'Cure' means 'care'. The bishop has the universal cure of souls in a diocese but, subject to this, the incumbent of a benefice (or team rector and team vicar(s) in a team ministry) has the exclusive cure of souls within his or her parish or parishes. The expression should not be confused with the more general phrase 'pastoral care'.
Deanery	A sub-division of an archdeaconry usually comprising between 10 and 20 parishes.
Declaration of closure for regular public worship	The act of closing a church for public worship under the Mission and Pastoral Measure 2011.
Diocesan Board of Finance	A company constituted by the diocesan synod and regulated by the Companies Acts. A board of finance holds property for Church of England purposes, transacts business in that connection and acts as a committee of the diocesan synod. It normally also acts as the diocesan trust.
Diocesan Mission and Pastoral Committee	Statutory Committee established by the Mission and Pastoral Measure 2011. Its duty is to review the arrangement for pastoral supervision in the diocese and, as appropriate, to make recommendations to the bishop.
Diocese	One of 41 main territorial units of the Church of England over which a bishop has responsibility. Divided into archdeaconries, deaneries and parishes.
District Church Council	If a parish comprises two or more places of worship or churches then individual councils can be set up for the districts in which each place of worship or church is situated to exercise such functions as may be delegated by the parochial church council.
Glebe	Land or buildings vested in the Diocesan Board of Finance that either provides a rental income to augment the Diocesan Stipends Fund or provides housing for those involved in the cure of souls.
Group Ministry	An arrangement, authorised by the Mission and Pastoral Measure 2011, whereby the clergy of two or more separate benefices can assist each other to make the best possible provision for the cure of souls in the area as a whole.
Incumbent	Holder of a benefice (which can be either a freehold or a Common Tenure office) – and can be either a

## Glossary of words commonly used in Pastoral Reorganisation

	rector or a vicar - with responsibility for the cure of souls. May be assisted by curate, deacon, licensed lay worker, retired priest etc.
Joint Council	A provision brought about by the Church Representation and Ministers Measure 2019, which may only be established under the Church Representation Rules, and deals with matters that may be delegated to it by the PCCs concerned. Please note that it is now no longer possible for any new group councils, team councils or joint PCCs to be established under the CRRs (or for a time-limited permissive option under the Mission and Pastoral Measure 2011 process).
Leave to Appeal	Any person who makes a representation to the Commissioners against a pastoral scheme has a right to apply for leave to appeal to the Judicial Committee of the Privy Council against a decision of the Commissioners to proceed notwithstanding that representation.
Members ('Other') of a Team Ministry	May be clerical or lay (see s.34 of Mission and Pastoral Measure 2011). They share the pastoral care of the area with the team rector and team vicars, but NOT the cure of souls.
Mission and Pastoral Measure 2011	The Measure of the General Synod which authorises changes in pastoral reorganisation. Designed to "make better provision for the cure of souls". Part of the law of the land and equivalent to an Act of Parliament.
Mission, Pastoral and Church Property Committee	A Committee of the Commissioners' Board of Governors which makes decisions on representations on pastoral, church buildings, houses and glebe matters. It is chaired by the Third Church Estates Commissioner.
Parish Centre of Worship	An unconsecrated Place of Worship designated by the bishop under s.43 of the Mission and Pastoral Measure 2011 whereupon for most purposes (other than marriage) it is regarded as a parish church.
Parish Church	A consecrated building in a parish in which, subject to canon law, the statutory services must be held unless there are other churches in the benefice where this can happen and/or certain other dispensations have been provided for under the Canons. Parishioners have a right to be married, baptised etc. in the parish church. S.41(2) of the Mission and Pastoral Measure 2011 requires that any new church or existing building which is to become a parish church must be approved by the bishop, subject to the bishop having consulted both the Diocesan Pastoral Committee and the Diocesan Advisory Committee.
Parochial Church Council	Representative body of parishioners elected from those on the electoral roll in accordance with the Church Representation Rules. Usually chaired by incumbent.
Parsonage House	The official place of residence of an incumbent of a benefice. The house belongs to the incumbent in right of his or her office.
Pastoral Order	A document which effects changes in pastoral reorganisation made under the Mission and Pastoral Measure 2011. Differs from a pastoral scheme mainly in that it deals with lesser matters.
Pastoral Scheme	A document which effects more complex changes in pastoral reorganisation made under the Mission and Pastoral Measure 2011. A Pastoral Church Buildings Scheme is required where a closure of church building is being proposed – or a Pastoral (Church Buildings Disposal) Scheme if it deals with an already closed (former) church building
Patron	The person or body owning an advowson (i.e. right to present a priest to a benefice) who may be a private individual or a corporation (ecclesiastical or lay).
Plurality	The holding of two or more separate benefices by one incumbent. This can only be authorised by a scheme or order or Bishop's Pastoral Order under the Mission and Pastoral Measure 2011.
Priest in Charge	A priest given charge of a suspended benefice by licence of the bishop. (S)he has not been presented and is not the incumbent but holds office under common tenure.
Representations	The Mission and Pastoral Measure 2011 requires that any draft scheme or order be published and made available to the public. Any person can make written representations to the Commissioners either for or against what is proposed.
Restriction/Suspension of presentation	Where a patron's right of presentation is restricted (where consultation about pastoral reorganisation has begun or the bishop has asked the DMPC to consider it) or suspended (where pastoral reorganisation or replacement of parsonage house may be considered).
Team Ministry	A special form of ministry whereby a team of clergy and possibly lay people share the pastoral care of the area of a benefice. Can only be established by a pastoral scheme.
Team Rector	The priest in a team ministry who heads the team and owns the property of the benefice. (S)he shares

## Glossary of words commonly used in Pastoral Reorganisation

the cure of souls with the team vicars.

Team Vicar

A priest of incumbent status in a team ministry, other than the team rector. (S)he shares the cure of souls with the team rector and other team vicars.

## Notice

### Mission and Pastoral Measure 2011 Draft Pastoral Church Buildings Scheme

15<sup>th</sup> April 2024

The Church Commissioners have prepared a draft Scheme in respect of proposals sent to them by the Bishop of Hereford for:

The church of Saint James, Llangua to be declared closed for regular public worship and for the building and annexed land to be transferred to The Friends of Friendless Churches for preservation as a monument and occasional Christian worship.

A copy of the draft Scheme may be inspected at the churches in the benefice, and on the village noticeboard.

The draft Scheme is on our website [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) or you may obtain a copy from me. **Large print and/or audio copies are available on request.** Anyone may make representations **for or against** all or any part of the draft Scheme (please include the reasons for your views) by post or, preferably, by email to reach me no later than midnight on **Monday 27<sup>th</sup> May 2024**. If I have not acknowledged its receipt, please ring or e-mail me. For administrative purposes, a petition 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 for whom we can identify an address – “the primary petitioner”.

- When making a representation, please indicate the nature of your interest in the proposals (e.g. parishioner, member of parochial church council, etc) and whether you would like an opportunity to speak to the Commissioners regarding your representation if they decide a hearing should be held regarding the case.
- If we receive representations against the draft Scheme, we will send them, and any representations supporting the draft Scheme, to the Bishop whose views will be sought. Individual representors and the primary petitioner will then receive copies of the correspondence with the Bishop (including copies of all the representations) and will be told whether a hearing is to be held. They and individual petitioners may comment further to the Commissioners. Copies of all of the representations received and associated correspondence will be published on the Commissioners’ website if the matter needs to be considered by the Commissioners.
- If a hearing is held, anyone may attend the meeting of the Commissioners’ Committee that considers the case and representors may have an opportunity to speak to it. Otherwise, if a hearing is not to be held, the case will be considered in private and you will be informed accordingly.
- When we acknowledge representations we will let individual representors (and the primary petitioner) know the next few dates of our Committee’s meetings. We will confirm the actual date if a hearing is to be held nearer the time.
- The Committee will decide if the draft Scheme should proceed when it considers all the representations on the basis of a paper prepared by the Commissioners’ staff and any points raised at the meeting. The Commissioners will notify all representors of their decision and give a statement of the reasons for it.
- Please see [www.churchofengland.org/consultation](http://www.churchofengland.org/consultation) for further information about the procedure.

Matthew Crowe  
Case Officer

Tel: 020 7898 1784

Email address: [matthew.crowe@churchofengland.org](mailto:matthew.crowe@churchofengland.org)

Church Commissioners, Church House, Great Smith Street, London SW1P 3AZ