

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 22nd day of November 2016 the parish church of Saint John the Baptist (“the building”) being the parish church of the parish of Godley cum Newton in the diocese of Chester, 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 annexed or belonging thereto shown edged red on the annexed plan (together referred to as the property) shall be appropriated to use as a heritage enterprise skills centre, offices and for purposes ancillary thereto together with the rights granted by Schedule 1 and subject to the rights reserved by Schedule 2.

Disposal

2. The Commissioners are hereby empowered to sell the property for the said use together with the benefit of the rights granted by Schedule 1 and subject to the rights reserved by Schedule 2.

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 3 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

Schedule 1: Grant of Rights of Way

To enable the property to be used for the purpose specified in the Scheme, the following rights shall vest in the Commissioners for the benefit of the property:-

- (i) the right to the passage of water, soil, gas, electricity and telecommunication services (if any) through any drains, sewers, pipes, wires, cables and other conducting media (“the services”) now laid or to be laid under, upon or above the remaining part of the said churchyard edged blue on the annexed plan; and
- (ii) the right (upon reasonable prior notice in writing to the said parochial church council) to enter with or without vehicles, equipment and apparatus upon such parts of the said churchyard edged blue on the annexed plan as may be necessary for the purpose of inspecting, repairing and maintaining the property and for the purpose of laying, connecting into, inspecting, repairing, maintaining or renewing the services subject to the person exercising such right causing as little damage as possible to the said churchyard or any graves, tombstones, monuments and memorials therein, and subject to the Commissioners’ successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council or other the person for the time being responsible for the care and maintenance of the said churchyard and subject to the grant of any necessary faculties by the Consistory Court to authorise the said works.

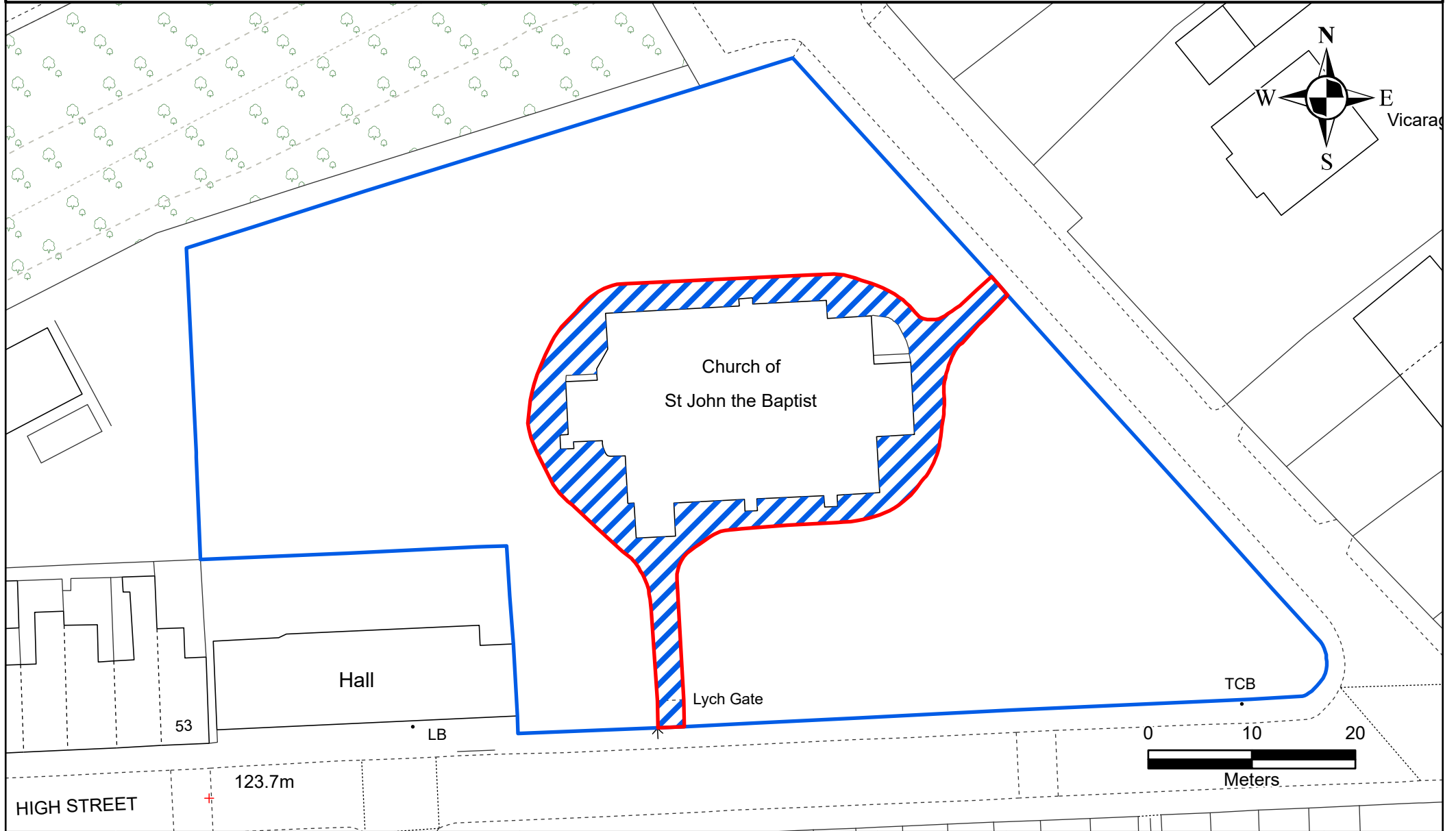
Schedule 2: Reservation of Rights of Way

To enable the churchyard shown edged blue on the said plan to be maintained, the right to pass and repass over the land hatched blue with or without vehicles required in connection with the use and maintenance of churchyard shall be reserved to the incumbent for the time being of the benefice of Hyde, Saint Thomas with Godley cum Newton Green and all persons lawfully visiting and maintaining the churchyard.

Schedule 3: 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.

THE CLOSED CHURCH OF GODLEY ST JOHN THE BAPTIST



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Drawn by
T. Wood

Scale
1:500

Date
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Tracings\34S_Godley_St_John



EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME GODLEY ST JOHN THE BAPTIST DIOCESE OF CHESTER

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 closed church of Godley St John the Baptist to be appropriated to use as a heritage skills centre, offices and for ancillary purposes. The prospective purchaser specialises in restoring, reforming and refurbishing listed buildings. The intention would be to use the building as a skills centre to train people in heritage restoration projects and for other ancillary uses connected with this.

The draft scheme, which this note accompanies, contains provisions for the sale of the property by the Commissioners for the proposed use and for the disposal of the contents of the building as the Bishop shall direct, subject to listed building consent where necessary.

Background

St John's was closed in March 2017, largely due to the declining and elderly congregation being unable to meet the rising costs of adequately maintaining the building and it has remained empty and unused since that time. A scheme for residential use was published in September 2020 however the prospective purchaser did not progress with the proposals and the scheme was not made. The property was subject to another round of marketing which has led to the current proposal being brought forward and the Commissioners therefore now wish to make new provision for the future of the property.

The Building

Constructed of coursed rubble stone with dressings and graduated slate roofs in 1849-50 for the Church Commissioners, St John's (a Grade II listed building) is a conventional Victorian church which has an important townscape value in the local area. It features a 5 bay nave, north and south aisles, tower, porch, organ chamber and vestry. The large churchyard surrounding the building is heavily buried and includes a World War 1 memorial lych-gate to the south.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, The Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that the building has some potential for change, given that its primary significance is its townscape value.

Planning and Access

The Tameside Local Plan allows for the alternative use of listed buildings where evidence demonstrates that the existing or original use is unlikely to support the maintenance and preservation of the building. The building has been vacant for 7 years and has been through an extensive use seeking and marketing period which has, up until this point, been unsuccessful in securing a use for the building, The current proposals are considered to be the most suitable and viable use and would secure the future of the building and avoid any further deterioration in its condition.

There is on-street parking available for the building along High Street and Sheffield Road which abut either side of the churchyard.

Burials and the Churchyard

The area for disposal only comprises the building and the associated pathways together with the main lychgate with the wider churchyard remaining the responsibility of the Parochial Church Council. The churchyard was formally closed for burials in 2006 and it is anticipated that the local authority will assume responsibility for its maintenance in the near future.

The scheme provides for access rights across the existing pathways in order to ensure that the churchyard can be maintained and providing access for people wishing to visit and tend to graves in the future.

Making the Draft Scheme

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

Correspondence

Further information about the proposals may be obtained from the Case Officer, Stephen Hughes by e-mail at stephen.hughes@churchofengland.org or by telephone at 07825 854951

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:

Joanna Chandler-Clarke
Pastoral Division, Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ

Or by e-mail to: Joanna.chandler-clarke@churchofengland.org

Any communication received after **24th January 2025** 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

There are also links to download copies of these notes and the draft scheme at www.churchofengland.org/consultation

Stephen Hughes

December 2024



NOTICE

Mission and Pastoral Measure 2011 Closed church building of Godley St John the Baptist Diocese of Chester

The Church Commissioners have prepared a draft pastoral (church buildings disposal) scheme for the building and part of the annexed land to be appropriated to use as a heritage enterprise skills centre, offices and ancillary purposes.

A copy of the draft Scheme may be inspected on the church door at Godley St John the Baptist, High Street, Godley, SK14 2PU. The draft Scheme is also on our website www.churchofengland.org/consultation

Anyone may make representations for or against all or any part of the draft Scheme (please include the reasons for your views) preferably by e-mail to joanna.chandler-clarke@churchofengland.org or by writing to:

**Joanna Chandler-Clarke
Pastoral Division, Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ**

Please note that any communication received after **24th January 2025** cannot be treated as a representation.

If we do receive representations against the draft Scheme we will share these, and those in favour, with the Bishop, whose views will be sought. We will also share representations with the other representors and the Mission, Pastoral and Church Property Committee. We will send representors a copy of our correspondence with the Bishop who will be able to comment further to us if they wish. 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.

The Commissioners usually determine representations on the basis of papers alone and in making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation.

If the Commissioners' decide to hold a public hearing into the case, representors may attend the Committee's meeting and you may have an opportunity to speak to their representations.

Where a public hearing is not held, the case will be considered in private and you will be informed accordingly.

Please see www.churchofengland.org/consultation for further information about the procedure. If you require further clarification about the draft scheme or process you can contact the case officer Stephen Hughes at the details at the bottom of this notice

December 2024

Stephen.hughes@churchofengland.org

07825 854951

Based at Diocese of Blackburn, Clayton House, Walker Office Park, Blackburn, BB1 2QE

MISSION AND PASTORAL MEASURE 2011

Closed church building of Godley St John the Baptist Diocese of Chester

How representations concerning a draft scheme are considered by the Church Commissioners

Anyone may make comments, known as representations, either in support or against a draft scheme to the Commissioners in writing or by email. A petition will be given proper consideration, but for administrative purposes it 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.

If we do not receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary consents being granted.

If we do receive any representations against the draft scheme we will seek the views of the Bishop about these, and those in favour. If you make a representation we will also share this with other representors and the Commissioners' Mission, Pastoral and Church Property Committee. We will send you a copy of our correspondence with the Bishop and you will be able to comment further if you wish on any points relating to your original representation.

Once all the relevant information has been collated the Mission, Pastoral and Church Property Committee will meet to consider all representations in relation to the draft scheme. In making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. Otherwise, if a hearing is not held, the case will be considered in private, and you will be informed accordingly. If the Commissioners' decide to hold a public hearing into the case, you may attend the Committee meeting and you may have an opportunity to speak to your representation. When we acknowledge your representation we will let you know the dates of the Committee's next couple of meetings. We will confirm the actual date, and if a hearing is to be held, nearer the time.

The Mission, Pastoral and Church Property Committee will decide whether the draft scheme should proceed. A full statement of reasons for the Commissioners' decision will be issued to all representors about 10 days after the meeting of the Committee. If they decide that the scheme should proceed, the Commissioners will make the Scheme, subject to the necessary consents being granted, if appropriate.

The scheme would be brought into effect at the appropriate time as it provides.

Please note that the procedures for considering representations only apply where there is at least one objection to the draft scheme. The Committee will not have to consider the case where there are only representations in support of the draft scheme and no outstanding objections. If you write in support of the scheme, we will let you know as soon as possible whether we have also received representations against its provisions that will require consideration by the Committee.