

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

APPLICATION FORM



TOWN & COUNTRY PLANNING ACT 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDING

FOR OFFICE USE ONLY

Fee £ 22,000.00

Cheque / Postal Order / Cash 107261

Receipt No. Issued 0457907 01/06/02

Borough Ref:

COMPLETE

Registered No.

Date Received 17 JUN 2002

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE To be completed by or on behalf of all applicants as far as applicable

FEE (where applicable)

£ 22,000

1. APPLICANT (in block capitals)

Name Circadian Ltd

Address C/o 4 Dunraven Street

London

W1Y 3EG

Tel. No.

AGENT (if any) to whom correspondence should be sent

Name Montagu Evans

Address 44-48 Dover Street

London

W1S 4AZ

Tel. No. 020 7493 4002 Ref. JWP/PD5824

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies Lots Road Power Station and Chelsea Creek, London, SW10

(b) Site area 1.98 ha

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use Demolition of a series of buildings currently ancillary to the operation of the Power Station, conversion of the Power Station to provide residential accommodation, Class A Retail, Class B1, Class D Community Uses and Ancillary Residential uses including Health and Fitness Centre, with works to Chelsea Creek and Chelsea Basin, including the construction of 3 bridges over the creek.

(d) State whether applicant owns or controls any adjoining land and if so, give its location. Land opposite Chelsea Creek (subject to a separate planning application to the London Borough of Hammersmith and Fulham)

(e) State whether the proposal involves:-

State Yes or No

(i) New buildings(s) or extension(s) to existing building(s)

Yes

If "Yes" state gross floor area of proposed building(s).

100,620

m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

422 FLATS

EX	HDC	TA	CAC	AD	CLU	AO
DR						AK
R.B. - 7 JUN 2002						
(ii) Alterations						
(iii) Change of use See above						

Internal
External

No

No

-

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m²

(iv) Construction of new access to a highway } vehicular
pedestrian

Yes

Yes

(v) Alteration of an existing access to a highway } vehicular
pedestrian

Yes

Yes

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

No	▶
Yes	
No	▶

If "Yes" strike out any of the following which are not to be determined at this stage

- | | |
|----------------|------------------------|
| 1. Siting | 4. External appearance |
| 2. Design | 5. Means of access |
| 3. Landscaping | |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....
The Condition.....

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/landOperational Power Station.....
- (ii) If vacant the last previous use and period of use with relevant dates.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

.....See attached schedule.....

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development

Yes

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

- (b) Does the application include the winning and working of minerals

No

If "Yes" complete PART FOUR of this form

- (c) Does the proposed development involve the felling of any trees

see E.S.

If "Yes" state numbers and indicate precise position on plan

- (d) (i) How will surface water be disposed of ?See Environmental Statement.....

(ii) How will foul sewage be dealt with ?See Environmental Statement.....

- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

- (i) Walls.....See attached Plans.....
- (ii) Roof.....See attached Plans.....
- (iii) Means of enclosure.....See attached Plans.....

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed.....Monty Evans..... on behalf of.....Circadian Ltd..... Date.....7 June 2002.....

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

Certificate A: Where all the land/building is owned* by the applicant

Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

* Freeholder or leaseholder with more than 7 years to run.

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 199
CERTIFICATE UNDER ARTICLE 7

CERTIFICATE C

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I certify that:

- I/The applicant cannot issue a Certificate A or B in respect of the accompanying application.
- I have/The applicant has given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.

Owner's name	Address at which notice was served	Date on which notice was served
London Underground Ltd	Property Services Division Townsend House, Greycoat Place London SW1P 1BL	7 June 2002
Royal Borough of Kensington & Chelsea	Town Clerk, Town Hall Hornton Street, London W8 7NX	7 June 2002

- I have/The applicant has taken all reasonable steps open to me/him/her to find out the names and addresses of the owners (a) of the land, or of a part of it, but have/has been unable to do so. These steps were as follows (b): Land registry search

- Notice of the application, as attached to this Certificate, has been published in the (c): Kensington and Chelsea Times

on (d): 14 June 2002

Signed:

Monty Evans

On behalf of: Circadian Ltd

Date:

7 June 2002

CERTIFICATE D

I certify that:

- I/The applicant cannot issue a Certificate A in respect of the accompanying application.
- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, on the day 21 days before the date of the application, was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows (b):

- Notice of the application, as attached to this certificate, has been published in the (c):

on (d):

Signed:

On behalf of:

Date:

Notes:

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

Insert:

(b) description of steps taken

(c) name of newspaper circulating in the area where the land is situated

(d) date of publication (which must be not earlier than the 21 days before the date of the application)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990

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PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
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1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	N/A		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	N/A		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:	N/A		
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	m2	m2	100,620 m2
(b) What is the amount of residential floor space included in the above figure?	m2	m2	69,073 m2
(c) What is the amount of office floor space? (Including workshops/studios)	m2	m2	6,459 m2
(d) What is the amount of floor space for retail trading? (Class A1/A2)	m2	m2	1,742 m2
(e) What is the amount of floor space for Class A3 ?	m2	m2	373 m2
(f) What is the amount of floor space for Class D ?	m2	m2	277 m2
(g) Please specify the amount of ancillary residential floor space.	m2	m2	1,477 m2

(Part Three continues overleaf)

LOTS ROAD TAYLOR WOODROW

Drawing Schedule



06 June 2002

TERRY FARRELL AND PARTNERS DRAWINGS

Key:

HF	Plans to be considered by only the London Borough of Hammersmith and Fulham.
KC	Plans to be considered as by only the Royal Borough of Kensington and Chelsea.
HF/KC	Plans to be considered by both the Royal Borough of Kensington and Chelsea and the London Borough of Hammersmith and Fulham.

Dwg No.	Rev.	Title	Size	Scale	
LRTW3/PA/01-001	/	COVERSHEET	A0	NTS	
LRTW3/PA/01-002	/	INDEX, AREAS / USES, BLOCK LABELS	A0	NTS	HF/KC
LRTW3/PA/03-001	/	SITE:EXISTING BUILDINGS + BOUNDARIES	A0	1:1000	HF/KC
LRTW3/PA/03-002	/	SITE PLAN: ROOF	A0	1:1000	HF/KC
LRTW3/PA/03-003	/	SITE PLAN: GROUND FLOOR	A0	1:1000	HF/KC
LRTW3/PA/04-01	/	CONTEXT ELEVATION RIVERSIDE	A0+	1:500	HF/KC
LRTW3/PA/04-02	/	CONTEXT ELEVATION SOUTH SIDE / NORTH	A0+	1:500	HF
LRTW3/PA/04-03	/	LONG SECTION THROUGH POWERSTATION	A0+	1:500	HF/KC
LRTW3/PA/04-04	/	BLOCK HF5, HF6, HF7 SOUTH ELEVATION	A0+	1:500	HF/KC
LRTW3/PA/04-05	/	LOTS ROAD ELEVATION	A0+	1:500	KC
LRTW3/PA/04-06	/	BLOCK KC1, KC2, KC3, SOUTH	A0+	1:500	KC
LRTW3/PA/06-001B2	/	PLAN BASEMENT -2	A0	1:250	KC
LRTW3/PA/06-001B1	/	PLAN BASEMENT -1	A0	1:250	KC
LRTW3/PA/06-002	/	PLAN GROUND FLOOR	A0	1:250	KC
LRTW3/PA/06-003	/	PLAN LEVEL 1	A0	1:250	KC

LOTS ROAD TAYLOR WOODROW



Issue No : 5

Drawing Issue Sheet

Page 2 of 3

Dwg No.	Rev.	Title	Size	Scale	
LRTW3/PA/06-004	/	PLAN LEVEL 2	A0	1:250	KC
LRTW3/PA/06-005	/	PLAN LEVEL 3	A0	1:250	KC
LRTW3/PA/06-006	/	PLAN LEVEL 4	A0	1:250	KC
LRTW3/PA/06-007	/	PLAN LEVEL 5	A0	1:250	KC
LRTW3/PA/06-008	/	PLAN LEVEL 6	A0	1:250	KC
LRTW3/PA/06-009	/	PLAN LEVEL 7	A0	1:250	KC
LRTW3/PA/06-010	/	PLAN LEVEL 8	A0	1:250	KC
LRTW3/PA/06-011	/	PLAN LEVEL 9	A0	1:250	KC
LRTW3/PA/06-012	/	PLAN LEVEL 10	A0	1:250	KC
LRTW3/PA/06-013	/	PLAN LEVEL 11	A0	1:250	KC
LRTW3/PA/06-014	/	PLAN LEVEL 12	A0	1:250	KC
LRTW3/PA/06-015	/	PLAN LEVEL 13	A0	1:250	KC
LRTW3/PA/06-016	/	PLAN LEVELS 14-29	A0	1:250	KC
LRTW3/PA/06-017	/	ROOF PLAN	A0	1:250	KC
LRTW3/PA/06-018	/	PLAN BASEMENT -1	A0	1:250	HF
LRTW3/PA/06-019	/	PLAN GROUND FLOOR	A0	1:250	HF
LRTW3/PA/06-020	/	PLAN LEVEL 1	A0	1:250	HF
LRTW3/PA/06-021	/	PLAN LEVEL 2	A0	1:250	HF
LRTW3/PA/06-022	/	PLAN LEVEL 3	A0	1:250	HF
LRTW3/PA/06-023	/	PLAN LEVEL 4	A0	1:250	HF
LRTW3/PA/06-024	/	PLAN LEVEL 5	A0	1:250	HF
LRTW3/PA/06-025	/	PLAN LEVEL 6	A0	1:250	HF
LRTW3/PA/06-026	/	PLAN LEVEL 7	A0	1:250	HF
LRTW3/PA/06-027	/	PLAN LEVEL 8	A0	1:250	HF
LRTW3/PA/06-028	/	PLAN LEVEL 9	A0	1:250	HF
LRTW3/PA/06-029	/	PLAN LEVEL 10	A0	1:250	HF
LRTW3/PA/06-030	/	PLAN LEVEL 11	A0	1:250	HF
LRTW3/PA/06-031	/	PLAN LEVEL 12	A0	1:250	HF
LRTW3/PA/06-032	/	PLAN LEVELS 13-24	A0	1:250	HF
LRTW3/PA/06-033	/	ROOF PLAN	A0	1:250	HF
LRTW3/PA/07-001	/	SECTION THROUGH POWERSTATION	A0+	1:250	KC
LRTW3/PA/07-002	/	SECTION / ELEVATION KC2 / KC3 SOUTH	A0	1:250	KC

LOTS ROAD TAYLOR WOODROW

Issue No : 5

Drawing Issue Sheet

Page 3 of 3

Dwg No.	Rev.	Title	Size	Scale	
LRTW3/PA/08-101	/	BLOCK HF1 - BUILDING ELEVATIONS	A0	1:250	HF
LRTW3/PA/08-102	/	BLOCK KC2 BUILDING ELEVATIONS	A1	1:250	KC
LRTW3/PA/08-103	/	BLOCK KC3 BUILDING ELEVATIONS	A0	1:250	KC
LRTW3/PA/08-104	/	BLOCK KC3 DETAILED ELEVATIONS	A0	1:100	KC
LRTW3/PA/08-105	/	BLOCK KC4 BUILDING ELEVATIONS	A1	1:250	KC
LRTW3/PA/08-106	/	BLOCK HF1 BUILDING ELEVATIONS	A1	1:250	HF
LRTW3/PA/08-107	/	BLOCK HF2 / HF3 BUILDING ELEVATIONS	A1	1:250	HF
LRTW3/PA/08-108	/	BLOCK HF4 BUILDING ELEVATIONS	A1	1:250	HF
LRTW3/PA/08-109	/	BLOCK HF5 BUILDING ELEVATIONS	A1	1:250	HF
LRTW3/PA/08-110	/	BLOCK HF6 BUILDING ELEVATIONS	A1	1:250	HF
LRTW3/PA/08-111	/	BLOCKS HF8-HF12 BUILDING ELEVATIONS	A1	1:250	HF

RANDLE SIDDERLEY ASSOCIATES DRAWINGS

557/01	/	LANDSCAPE MASTERPLAN
557/02	/	LANDSCAPE ROOF PLAN
557/03	/	HARD LANDSCAPE MASTERPLAN
557/04	/	SOFT LANDSCAPE MASTERPLAN
557/05	/	SECTION SHEET 1/9
557/06	/	SECTION SHEET 2/9
557/07	/	SECTION SHEET 3/9
557/08	/	SECTION SHEET 4/9
557/09	/	SECTION SHEET 5/9
557/10	/	SECTION SHEET 6/9
557/11	/	SECTION SHEET 7/9
557/12	/	SECTION SHEET 8/9
557/13	/	SECTION SHEET 9/9

City of London
Glasgow
Edinburgh



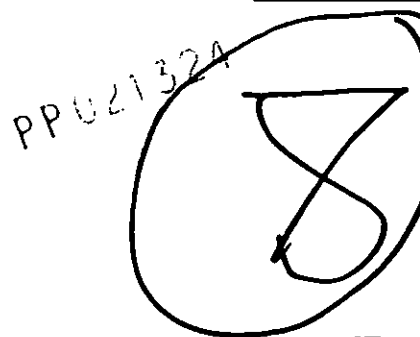
**MONTAGU
EVANS**

JWP/ns/PD.5824

06 June 2002

Royal Borough of Kensington & Chelsea
Planning Department
Town Hall
Hornton Street
London W8 7NX

FAO: John Thorn Esq



CHARTERED SURVEYORS

Premier House
44-48 Dover Street
London W1S 4AZ

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

Return Fax number:

020 7312 7548

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		- 7 JUN 2002			PLANNING	
N	Q	AW	SE	APP	IO	REC
APPLICANTS				FEES		

Dear Sirs

LAND AT LOTS ROAD POWER STATION & CHELSEA CREEK, LOTS ROAD, LONDON SW10

We enclose on behalf of our client, Circadian Ltd, two identical planning applications to demolish a series of buildings currently ancillary to the operation of the power station and to redevelop, including the conversion of the power station, to provide residential accommodation, Class A1 retail, Class B1, Class D community uses and ancillary residential uses including a health and fitness centre with works to Chelsea Creek and Chelsea Basin, including the construction of three bridges over the Creek. The application is submitted in duplicate to ensure that our client has the ability to appeal one application sixteen weeks after receipt of the application by the Royal Borough.

The applications comprise:

- Completed planning application forms.
- Certificate C under Article 7 of the Town & Country Planning (General Development Procedure) Order 1995.
- A notice has been placed in the Kensington & Chelsea Times (dated 14 June 2002).
- 10 copies of A0 and 5 copies of A3 of the planning application drawings prepared by Terry Farrell & Partners (see attached schedule).
- A cheque in the sum of £22,000 made payable to the Royal Borough of Kensington & Chelsea. N.B: No cheque is required for the first application as it is a resubmission of a previously considered scheme.
- An Environmental Statement (15 copies).
- Site location plan.

As you are aware, this planning application is part of a larger proposal for the redevelopment of the entire power station site, incorporating the conversion of the existing power station building. The current Borough boundary between the Royal Borough of Kensington & Chelsea and the London Borough of Hammersmith & Fulham runs up the middle of Chelsea Creek, thereby dividing the power station site. As a result, a separate application has been submitted to the London Borough of

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PARTNERS

R G Thomas
C C Campbell
J B Hemmston
W C O'Hara
C A Riding
J P A Forsyth
J C Pagella
M J Kerr

S L Thomas

T P Watkins
S R W Harris
J T Bailey
A C W Rowbotham
P T H Lowrie
K J Mitchell
R P Posner
P B Grant

H A Rutherford

C M M Whyte
A J Simmonds
N P How
R D Harvey
D A M Reid
R J Cohu
R P Woodman
S J Waugh

G S Davey

A R McRitchie
I J Michie
R M Phillips
P J Mason
M A C Higgins
S E Knight
G Howes
N P Law

R V Bower

T J Raban
M J Knight
G C Essex
M E Kut
M Gudaitis
D A McCrory
I S Clark
G H J McGonigal

Claire Treanor

J G Anderson
T J Earl
R A Clarke
D W Graham
P E Henry
B J Collins
M R P Gibbs
H W Morgan

J W Pool

S J Fricker
A P Richardson
Louise Younger
R Sewell

ASSOCIATES

M J Whitfield
T J Masterman
Sarah Donovan
Lisbeth Dovey
S T M Cook
N D Dryburgh
P K Young
W A Scott

J Askham

L Ewan
P J Wise
A Kearney
I D MacLeod
Diane Rider
P A Dempsey
J Drew
A H Wood

CONSULTANTS

D H Taylor
N J R Braybrook
J R Clark
R F Durman
G M Skekey

SECRETARY

S M Wilson

Hammersmith & Fulham. Whilst there are two separate applications, one Environmental Statement has been prepared which allows the environmental impact of the development to be considered on a Borough by Borough basis, or as a whole. Terry Farrell & Partners' plans for the Hammersmith & Fulham element of the proposed development have been submitted with this application for information purposes only.

You will recall that this application represents a resubmission of amended proposals for the site, following your Council's decision to refuse the previous application for the site in March. These amended proposals have been drafted to address the comments made by your officers, as well as representations made by local residents and interest groups. The principle changes associated with the development, involve:

- an increase in the amount of affordable housing on the site to 35% (146 units) to accord with the Royal Borough's UDP;
- an increase in the investment in public transport, including a pledge of £1 million towards the West London Line service, up to £50,000 per annum towards an enhanced riverboat service from Chelsea Harbour pier to Embankment and substantial investment to increase the bus capacity by 300% in the area;
- a reduction in the height of the Kensington & Chelsea tower by 25% (9 floors) to 98m, and an increase in commercial space on the site by 20% to 105,000sqft; and
- A decrease in private residential units by 12% (36 units)

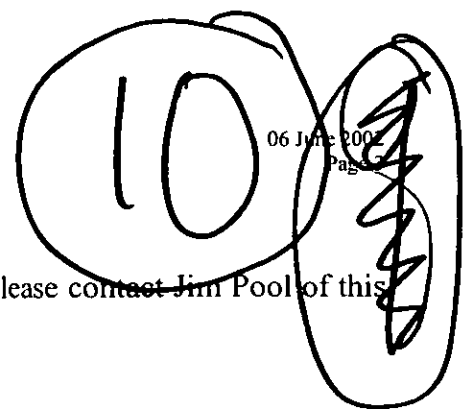
Full details of the amended proposals are enclosed within the attached application and the environmental statement.

Whilst the level of consultation in connection with this site has been extensive (as outlined within the Environmental Statement) it is also our intention to have a further exhibition in early July. We will notify you at a later date of the precise period for which this exhibition will run and its location. These details will also be widely advertised elsewhere in advance of the exhibition.

In the spirit of this consultation process, we would be grateful if you would contact the relevant third parties in accordance with the EA regulations and inform us as to whom you are consulting. We would also be grateful if you would advertise this application in accordance with the aforementioned regulations.

Copies of the Environmental Statement will be available for sale. The suggested price for the full Environmental Statement is £350. This includes a full set of appendices including the detailed contamination reports associated with the development (option A). The Environmental Statement minus the detailed contamination report (option B) should be sold for £250. The non-technical summary will be available at no charge.

Whilst we have submitted 15 copies of the Environmental Statement to your office, with 5 sets of option B and 10 sets of option A, further copies of the Environmental Statement will be available from Circadian's offices c/o Taylor Woodrow Capital Developments, 4 Dunraven Street, London W1K 7FB (contact: Louise Nicholson).



If you would like to discuss any aspect of this application in more detail please contact Jim Pool of this office.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Montagu Evans'.

MONTAGU EVANS

- City of London
- Glasgow
- Edinburgh

JWP/jb/PD5824

12 June 2002

Mr John Thorn
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London
W8 7NX

PP 021324

CHARTERED SURVEYORS

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www.montagu-evans.co.uk

Dear Mr Thorn

LOTS ROAD POWER STATION - A3 DRAWINGS

As you will be aware, we submitted our planning applications for this site to your borough last Friday. The pack of information contained a series of A3 sets of the planning and landscaping drawings. You will note from these A3 sets that the quality of the copying was not perfect, and as a result, please find enclosed a further five A3 sets with a better copy quality.

I would be grateful if you could put the original A3 copies into the recycling bin. Apologies for any inconvenience.

Yours sincerely


J W POOL

Encs

*Done
JT/9R*

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.			14 JUN 2002		PLANNING 88	
N	14 JUN 2002			IO	REC	
LAND			FEE			

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PARTNERS

R G Thomas
C C Campbell
J B Hermiston
W C O'Hara
C A Riding
J P A Forsyth
J C Pagella
M J Kerr

S L Thomas
T P Watkins
S R W Harris
J T Bailey
A C W Rowbotham
P T H Lowrie
K J Mitchell
R P Posner
P B Grant

H A Rutherford
C M M Whyte
A J Simmonds
N P How
R D Harvey
D A M Reid
R J Cohu
R P Woodman
S J Waugh

G S Davey
A R McRitchie
I J Michie
R M Philpotts
P J Mason
M A C Higgin
S E Knight
G Howes
N P Law

R V Bower
T J Raban
M J Knight
G C Essex
M E Kut
M Gudaitis
D A McCrory
I S Clark
G H J McGonigal

Claire Treanor
J G Anderson
T J Earl
R A Clarke
D W Graham
P E Henry
B J Collins
M R P Gibbs
H W Morgan

J W Pool
S J Fricker
A P Richardson
Louise Younger
R Sewell

ASSOCIATES
M J Whitfield
T J Masterman
Sarah Donovan
Lisbeth Dovey
S T M Cook
N D Dryburgh
P K Young
W A Scott

J Askham
L Ewan
P J Wise
A Kearey
I D MacLeod
Diane Rider
P A Dempsey
J Drew
A H Wood

CONSULTANTS
D H Taylor
N J R Braybrook
J R Clark
R F Durman
G M Skelcey

SECRETARY
S M Wilson