

# Redland & Cotham Amenities Society



Annual Report  
Open Gardens  
Student Liaison  
Planning, Parks  
Trees



Number 208 - September 2025

## ANNUAL REPORT FROM THE CHAIR

After an amazing summer, autumn has come in with a splash. The parks which were looking baked and desert-like are now green again and we will be able to see soon whether the newly planted trees in the parks can make it. Thanks to everyone who helped them and the flowers survive the summer drought by watering them.

And to those people who help to keep our streets clear of graffiti, tagging and litter. All of your efforts do help to keep our area looking good and the volunteers who help in the workparties often report that passers-by have been very appreciative.

We also thank the people who kindly opened their gardens for members to view. This event is a highlight of the RCAS year and the wonderful team who put it together are very diligent in seeking new gardens among members and non-members to visit.

We look forward to seeing many of you at the AGM this year. We have three good reasons for you to come. We have been donated a number of pieces of art from the Mortimer family to sell in aid of RCAS funds. Roger and Nicola Mortimer regularly exhibited and sold their ceramics and etchings at the Bristol Guild and we know you will find the opportunity to support the society and to become owners of their work unmissable. The talk about Bees will be most informative and entertaining; Martin has studied them for decades and has a wealth of knowledge and information to share. We also need your input in our forward planning for the society, as set out below. Please do come along and help the society.

We ask the members of RCAS to consider the following proposal which will be discussed and voted on at the AGM in November.

- RCAS will move away from being a membership fee organisation. There will therefore no longer be cash or cheques to deal with.
- RCAS will continue to be a charitable body that can fundraise for specific projects as they arise. People can continue to support RCAS

through regular standing orders which will be treated as donations rather than a membership fee.

- RCAS will move towards being a mailing list/ social media follower membership organisation without a fee.
- RCAS will move towards using more electronic communications including an online only newsletter. RCAS will no longer print and distribute quarterly newsletters.
- RCAS will continue to respond to planning applications (as long as there are volunteers willing to do the work of checking these) and will engage in planning and other policy consultations where relevant.
- RCAS will continue to speak on behalf of the Redland & Cotham residents to support good communications with the council and other bodies, efficient local public transport and to protect and enhance our area, its architecture, streets, trees, parks, open spaces and amenities for present and future residents.

At the 2024 AGM, the committee reported that few projects were being brought forward that RCAS funds could support and, as a result, the society was holding a large balance of funds. The committee is uncomfortable about the accumulation of funds which are not being used in a timely manner to support the charitable aims of the society. The committee also reported that the 5 full members and 2 associate members were all fully stretched and that the membership numbers were dropping year on year and committee needed help to recruit new members to the society.

It was agreed at the 2024 AGM that membership fees would be suspended for new members to make it easier for existing members to recruit new members. RCAS has therefore confirmed that membership fees for new members will not be collected until May 2027.

A year on, we have to report that our membership has not increased and that although a few new members have been recruited by the existing membership, this is offset by the numbers lost and that only 2 members have offered to recruit their neighbours.

No one has proposed and offered to support the work involved in bringing forward new projects other than existing committee members. No one has responded to the request for help on any of the tasks listed in the March newsletter.

The current committee has, with support, organised the Open Gardens event and run workparties and events in Cotham Gardens. They have also continued to maintain the society through collecting member subscriptions, maintaining the membership records, compiling, editing, printing and distributing (through our volunteers) the newsletter, responding to planning applications, engaging with the community through social media and mailings and running the financial business of the society, a task made even harder this year due to changes in the CAF banking system.

We feel that the current model of the society is no longer viable, as it has changed little in the 50 years since it was set up, and we cannot continue to spend so much valuable time maintaining it in its current form. Collecting and banking small amounts of cash and cheques is not efficient. Printing and distributing our newsletter is a major part of our volunteer time, and although highly valued by many current members, this regularly necessitates recruiting new distributors, not an easy task.

If you would like to comment on the proposal points and you will not be attending the AGM, please send your comments to [alison@rcas.org.uk](mailto:alison@rcas.org.uk) ; any points received will be taken into the discussion at the AGM and will not receive individual responses [other than acknowledgment].

Alison Bromilow



## 53rd ANNUAL GENERAL MEETING

The RCAS AGM will take place  
on Wednesday 5th November 2025

at

The Redland Club Community Centre  
Burlington Road  
Bristol  
BS6 6TN

Doors Open at 6.45pm

Meeting starts at 7pm

Light Refreshments provided

All members welcome.

**There will be artwork from the Mortimer Family for sale in support of RCAS, a talk about Bees by Martin Dohrn and discussion of the proposed changes to RCAS described in the Chair's Annual Report.**

# ANNUAL PLANNING REPORT

25/12584/F | Demolition of the existing garage and construction of a two storey dwelling in its place to provide a one bedroom dwelling, with associated works. | 19 Burlington Road Bristol BS6 6TJ

An application to build a two storey building facing onto Lower Redland Road has been submitted. RCAS has objected on design grounds and on loss of parking, also on living standards of future residents because of lack of natural daylight, view and outlook and insufficient outdoor amenity space.

25/13723/F | Retention of two external seating areas used in association with Bravas restaurant. | 7 Cotham Hill RCAS has objected to the retention of the permanent structure directly in front of the premises on the former parking bay area.

25/13320/F | Change of Use from dwelling house (C3) to small House in Multiple Occupation (Use Class C4). No internal or external alteration proposed. | First Floor Flat 71 Cranbrook Road RCAS has objected.

23/02829/F | Demolition of potting sheds, outbuildings and garaging, and altered access off Hartfield Avenue. Change of use of Muller House from a large HMO into 6no. Use Class C3 dwellings and construction of 5no. dwellings (Use Class C3) with associated car parking. Alterations to listed building and curtilage listed buildings. Works to trees and re-landscaping. Major | Muller House & The Lodge 7 Cotham Park. Revisions have been submitted which reduce the height of the new houses on the corner of Hartfield Avenue.

25/13130/CP | Application for a Lawful Development Certificate for a Proposed Use or Development - Use of the site as a 24-Hour service station (sui generis). | Murco Filling Station Hampton Road REFUSED

25/10660/F | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals. | Land Adjacent To Clifton Down Shopping Centre Whiteladies Road Bristol BS8 2NN REFUSED taken to APPEAL

25/10659/A | 2 digital 75" LCD display screens, one on each side of the Street Hub unit. | Pavement Outside Of 161 Whiteladies Road Bristol BS8 2RF REFUSED taken to APPEAL

24/04293/F | Conversion of the existing detached garage/garden store and the addition of a floor above on the roof to create a 2-bedroom 3-person dwelling. | 104 Redland Road RCAS objected to the proposed development for an infill building which would overlook neighbouring gardens and block views between the existing buildings. REFUSED.

24/02738/F | Roof extension works to create additional floor for a new dwelling. | 22 Chandos Road Chandos Neighbourhood Association objected. Taken to APPEAL on grounds of non-determination.

Existing planning applications: not decided/ updates

23/02025/H | Retrospective application for demolition of front boundary wall and creation of driveway. | 63 Salisbury Road Redland RCAS objected. Still no decision despite extension of time agreement to May 2024.

24/02736/P Land At Home Gardens Redland Hill Bristol BS6 6UR; Application for outline planning permission with some matters reserved - Redevelopment of the site comprising demolition of existing buildings and the erection of two new buildings to provide up to 60 residential units (Class C3) and up to 209 sq.m. (GIA) of flexible office space (Class E) to Whiteladies Road ground floor frontage, and associated works (Access, Scale and Layout to be determined now with Appearance and Landscaping reserved for future consideration).

The previous application for this site was refused by Bristol LPA and at appeal on the grounds of adverse impact on the adjacent properties at 7 and 9 St Vincents Hill. The revised design has moved the building further from these properties and reduced the height closest to them, and increased the green buffer. Many objections made. Awaiting decision.

25/10735/LA | Change of use from store & premises to a one-bedroom C3 residential basement flat, including restoration works throughout. | 6 Woodland Terrace Bristol BS6 6LR

25/10910/X | Application for Removal or Variation of Condition No's 4, 5, 6, 7, 8 & 12 following a grant of planning permission 07/00953/F - Demolition and conversion of existing property and erection of a mixed use scheme comprising 20 no. one and two bed apartments and 500 sqm. of Use Class B1 floorspace at ground floor, associated basement parking (21 spaces) and associated bin and cycle storage. | 58 - 62 Hampton Road Bristol BS6 6JA The previous application was approved and some work was done to start the development so remains. The new application is to bring the standards of accommodation up to current national space standards for residential development, which reduces the number of units proposed. The proposal to move the access to the (approved) basement car parking away from 9 Waverley Road, is to make the office unit more viable, RCAS has not objected.

25/10166/F | Proposed floodlighting to grass Tennis Courts. Proposed fencing. | Bristol Lawn Tennis And Squash Centre Redland Green Road Bristol BS6 7HF – no decision.

### HMO properties

These applications are retrospective for properties that have been used as Houses in Multiple Occupation ie a house shared by 3 or more non related occupants. In order to be granted a Lawful Development Certificate for an existing use the applicants have to produce evidence



that the use has continued without a break for 10 years. If this cannot be proved, a planning application is required. Comments are not sought for LDC applications.

25/11508/CE | Application for a Lawful Development Certificate for an existing use as a C4 small dwellinghouse in multiple occupation. | Ground Floor Flat 112 Redland Road Bristol BS6 6QT APPROVED

25/11464/CE | Application for a Lawful Development Certificate for an Existing C4 use of a 9 bedroom HMO. | 10 Archfield Road Bristol BS6 6BE APPROVED

25/11619/CE | Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use as a C4 small dwellinghouse in multiple occupation. | First Floor Flat 112 Redland Road Bristol BS6 6QT APPROVED

25/11620/CE | Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use as a large dwellinghouse in multiple occupation. | 49 Trelawney Road Bristol BS6 6DY APPROVED

25/11883/CE | Application for a Lawful Development Certificate for an Existing Use or Operation or Activity Use as a 7-person HMO (sui generis) | 23 Southfield Road Cotham Bristol BS6 6AX APPROVED

25/11197/CE | Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Site in use as a C4 HMO | 25 Brighton Road Bristol BS6 6NU REFUSED evidence to show that the building had been in continuous use for over 10 years was not provided.

New

25/13330/CE | Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Continue the use of the property as a 6 person (Use Class C4) House in Multiple Occupation (HMO) | 27 Elliston Road Bristol BS6 6QQ

ENFORCEMENT: Bristol City Council publish their Enforcement Case Statistics on the Planning Committee meeting webpages. Enforcement case statistics April 2025 – August 2025

Cases received and validated for an enforcement investigation 198

Cases closed in the same period 189

Reasons for cases closed

No Breach of planning control found 64

Below intervention threshold\* 61

Breach removed through negotiation 64

Planning enforcement Notices served 0

\*i.e. where no or very limited planning harm is found; or it is not in the wider public interest to take further action. In such cases the team would, for example, invite a planning application to regularise the situation.

Alison Bromilow and Simon Birch

## ROGER AND NICOLA MORTIMER

The family of Roger and Nicola Mortimer are generously offering ceramics and sketches, made by their parents, for sale in support of RCAS at the AGM on Wednesday 5th November. Roger was for many years the Chair of RCAS. An architect by profession, he also made many sketches of the area, some of which can be seen in the photos below. Nicola was a ceramicist whose work was sold through the Guild on Park Street.

The items will be on show at the AGM so do come along to look at these beautiful works. All proceeds will support the charitable work of RCAS



## PARKS REPORT

### Redland Green

What a super summer we have had! Not only has the meadow area provided lots of colour but the weather conditions this year have produced bumper crops of plums, apples, pears and blackberries. For those who can't waste a single fruit there is still lots of time to finish preserving, freezing, baking, bottling, jam and jelly making of the bountiful crops to keep us busy well into the autumn! Then a whole year will pass before we have to start again!

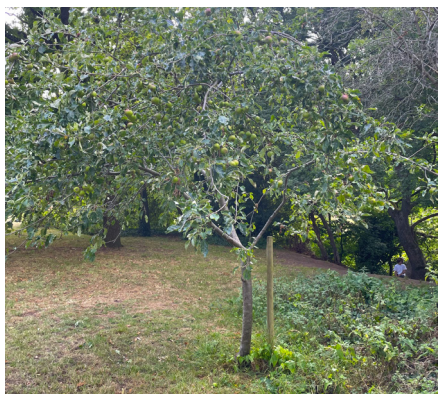
The fruit trees on Redland Green are now beginning to seriously produce fruit and it is with a very heavy heart that I have to report that on the last day of school pupils from St Johns School and Westbury Park School stripped the tree at the top of the Dell and proceeded to throw them at our windows. They tasted a few of the apples first and finding them to be tart, waste them they did. Please can all parents teach your children that the time to pick apples is in the Autumn and that they are for eating or cooking and are not missiles to be thrown at houses or people. It is a lesson in patience that seems to have been lost. The trees are also not strong enough to be climbed but they also provide a welcome burst of spring colour with their blossom. A big thank you to the Bristol City Council maintenance team for mowing around the orchard trees and also for them trimming the hedge round the play area which in just 5 months was threatening to become a forest in it's own right!

Blackberries are delicious this year and very plentiful in the hedgerows. Hopefully the maple hedge by the Metford Road allotments will be laid over the winter. Preparation for this has been done by a Duke of Edinburgh Award student who has thinned it ready for this process. Many of the ash trees in the Dell and in the allotments will have to be felled due to ash die back and the Council are hoping to do this in October which will cause a lot of noise and disruption but is a necessary safety precaution.



Please help yourselves to leaves from the grassed areas once the Fall starts and keep alert for notification of communal activities in the Green. Hopefully we will be holding a Christmas Sing along.

Lois Goddard



The apple tree and  
the discarded apples



The heavy crop of  
blackberries

## Cotham Gardens

Friends of Cotham Gardens continues to thrive, with more than 70 volunteers now linked through our WhatsApp group. Together we've:

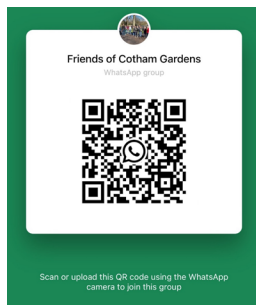
- Built and maintained the raised flower bed opposite Cotham Primary School
- Planted six fruit trees
- Hosted regular social events
- Kept the gardens cared for with monthly leaf-clearing, litter-picking, and graffiti removal

Recent projects include repainting the Victorian lamp posts on Lovers Walk.

FOCG sits under RCAS (Redland & Cotham Amenities Society), which funds small community projects—recent examples include the new defibrillators at the Shakespeare and Cambridge pubs.

We meet on the first Saturday of every month, 09:30 – 12:30, with extra sessions arranged for special projects via WhatsApp.

Want to get involved? Scan the QR code on the sign attached to the lamp post by the flowerbed and zebra crossing at Cotham Primary School or below.



Have an idea for improving our local public spaces? Email the RCAS committee at [info@rcas.org.uk](mailto:info@rcas.org.uk) with your suggestions.

Chris Shelley  
Coordinator, Friends of Cotham Gardens



Paths cleared and the new flower bed at the top of Cotham Gardens



## Redland Station Pedestrian Bridge

A band of volunteers, disappointed by the lack of action by Network Rail to carry out good quality essential remedial work on the rusting pedestrian bridge by Redland Station, have removed loose paint and repainted the bridge in the same colours as previously used. We think it looks amazing- thank you to all those involved and well done for your persistence.





## OPEN GARDENS

Thank you so much to all the 2025 Open Gardeners who gave us all a very warm welcome on the 15th June. Everyone enjoyed a lovely sunny day and it was a pleasant temperature to be walking around the area. The whole event gave a great deal of pleasure to many, and enriched community ties with friends and neighbours, as well as raising quite a lot of money for a number of charities.

The gardens were looking beautiful, the result of many hours of labour and love, which should not be underestimated. Every garden had its own style, reflecting the imagination of its current, or sometimes previous, owner. Some had evolved over many years and others were newly redesigned.

There was a variety of different approaches to how people used their garden space and many will have come away with ideas and aspirations from something which they saw.

Open Gardens included the Redland Green allotments so we could see the well tended plots and experience for ourselves the amazingly green site in the middle of Bristol. It was also appreciated that visitors were invited to see inside Redland Church as well as the Walled garden area at the front, that was cool and shaded and ideal for contemplation.

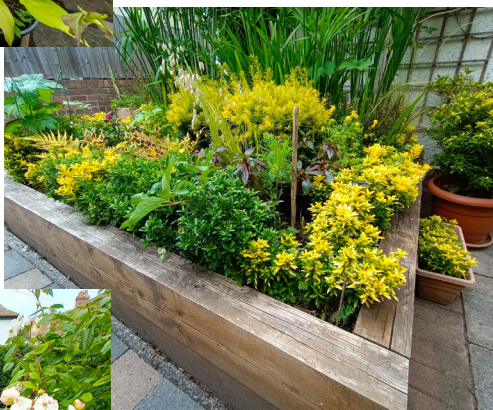
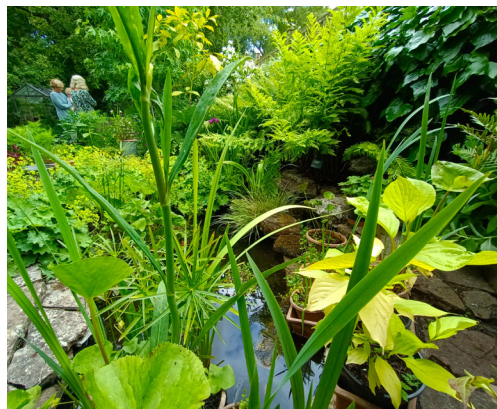
Here are some photos of the day, showing the diverse and imaginative styles, the hard work and much colour...and sunshine!

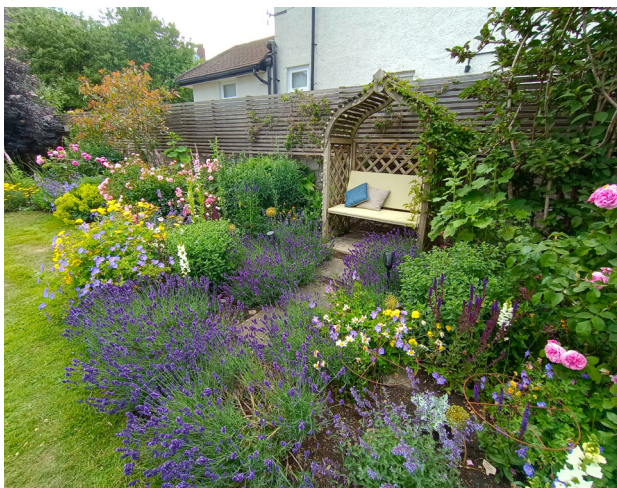
As RCAS covers a large area, it will be four years before we can see some of these gardens again. Next year it will be the turn of Redland West, see map.

Dave, Serena and Meg Open Gardens Team





REDLAND  
WEST







# STUDENT LIAISON REPORT

UoB Community Liaison Officer (Mark Aston) - update

In June the CLO was joined by a new Community Liaison Coordinator, Sam Hosseini, and two new student ambassadors who will be supported in engaging with students living in the community.

CLO's 'End of Year Report' includes statistics on complaints investigated for academic year 2024/25:

Noise - 187 (8 fewer than 23/24)

Waste - 62 (1 more than 23/24)

Other - 2 (1 more than 23/24)

Fewer complaints overall is good news. However, a specific report for June 25 is included when noise and waste incidents were slightly more than in June 24. Of the noise incidents 14 were dealt with by 'Engage, Explain and Encourage' meetings, 1 by an 'Acceptable Behaviour Agreement', whilst the single waste incident proceeded to full investigation. A map locating complaints shows the RCAS area has the greatest number of incidents.

'Engage, Explain and Encourage' are incidents considered neither serious or persistent, show no clear indication student regulations have been breached, and so students are provided with specific advice on their responsibilities and the regulations. 'Acceptable Behaviour Agreements' are issued where there has been a clear breach of student regulations but no indication of previously breaching regulations. The matter is not so serious as to justify escalating to a full investigation.

The CLO has invited local resident groups to a welcoming event for returning students called 'Destination Bristol'. This will be at Royal Fort gardens on 15/16th September and volunteer residents will be attending.

Operation Beech - update

As previously reported there have been inconsistencies with how police officers interpret Op Beech. Mark Aston worked a shift with officers attending incidents to assess effectiveness and found that Op Beech works well when officers follow the UoB briefing pack, but does not work well when officers deviate from the guidance.

One problem is when attending officers assess a noise complaint as not excessive, not issuing the standard advice letter from the Vice Chancellor, and allowing the students to continue whatever they're doing. MA's opinion is the officers should always present the VC's letter, say that at this time they don't think the noise is excessive but may have been as there has been at least one complaint. They should inform the students to stop whatever is causing the noise or it could result in them returning and lead to disciplinary action. MA intends to raise the issue with Sian Harris, who coordinates Op Beech, to ensure consistency.

Operation Beech resumes in September, hopefully to align with 'Welcome Week'. The text number remains 07773 816248.

## BSCP Meeting - 31st July 2025

Previous online meetings have used Zoom, which has worked flawlessly. Shortly before the meeting residents discovered UoB intended to use Microsoft Teams. Residents were concerned because all the evidence indicated Teams could be problematic for them. And so it proved, with those attending suffering frustrating freezes and stuttering which affected their involvement. Hopefully the technical issues can be resolved.

The UWE representative confirmed there is currently no dedicated resource for Community Liaison, which is disappointing. Residents have asked for written clarification on how UWE responds to complaints to ensure a common approach with UoB. UWE were asked to provide behavioural references for students which landlords require to comply with HMO licence requirements. UoB, who do provide behavioural references, and BCC Private Housing have agreed to advise UWE.

Poor waste management by student households remains a serious issue for residents. Bristol Waste confirmed a larger budget for engagement with students has had good results. They also aim to be better resourced for the 'Students on the Move' campaign which UoB promotes to tackle the large amounts of waste generated at the end of each academic year.

Councillor Guy Poultney, who chairs the meeting, is concerned there is little information sharing between organisations regarding the impact of HMOs on communities, and will form a small group to investigate improvements. This could help resident groups when interacting with BCC Private Housing and Planning.

'Education & Enforcement' Working Party - update

The written 'VC Working Group - update for BSCP' was released on the day of the BSCP meeting, leaving no time for residents to digest the contents for discussion. The update gives short descriptions of areas covered together with action plans:

- 1 - Enforcement - action plan shown in Appendix 1
- 2 - Education and Engagement - action plan shown in Appendix 2
- 3 - Other - describes improvements to community liaison management
- 4 - Next Steps

Of most interest was 'Education and Engagement' because it covers the UoB student online and interactive induction process. It's where students are presented with the universities rules and regulations for living in the community. Residents who contributed had spent many hours studying the process and made several detailed recommendations.

The initial reaction of those residents is disappointment, as they feel the changes are considerably less hard hitting, wide-ranging or interactive than discussed at the Working Party.

BSCP will next meet on 31st October.

Derrick Collier



Members swapping gardening tips at Open Gardens



## LEAF CLEARING THIS AUTUMN

Bristol City Council is under huge financial pressure and services that would previously have been carried out regularly, such as leaf clearing from pavements, are not happening as often as we would like. If you can, please get involved with leaf clearing or litter picking on your road. Do get your neighbours involved!

Bristol Waste Company (BWC) can loan you and your group Litter Picking Kits so you can safely clean streets and park areas. <https://bristolwastecompany.co.uk/litter-picking-kit/>

You can request extra bags from BWC at <https://bristolwastecompany.co.uk/extra-bags/>

Then simply contact BWC for collection at <https://bristolwastecompany.co.uk/litter-collection/>

Bags are collected very quickly by BWC



