

# Redland & Cotham Amenities Society

**From May 2026,  
there will be no RCAS  
membership fee**



Any future donations will be used to support projects like repairing this bench in Cotham Gardens, and the newsletter printing costs. Any fees paid by Standing Order that are not cancelled by the member will be treated as donations.

Report from the Chair  
Student Liaison  
Planning and Parks  
The Beacon Organ  
Trees



# Report from the Chair

Welcome to our spring newsletter. After a long wet winter, it is a particular delight to see the early spring bulbs in our parks and verges; the clumps of snowdrops along Lovers' Walk are a real mood lifter!

As we say on the front cover, membership fees will no longer be collected by our newsletter distributors, but we will be very grateful to anyone who wishes to continue to support the work of the RCAS through a voluntary contribution to the charity. Any annual fees previously paid by standing order and which are not cancelled by members will be treated as voluntary donations from May 2026 and will be used for supporting admin costs including printing costs and software subscriptions, and for supporting any small grant projects such as improvements in the parks and streets and improvements carried out by organisations in our area which benefit the community and are in line with the RCAS charitable aims.

At the AGM, we announced our intention to increase our use of the online RCAS newsletter, as this is what many newer members prefer. However, we are not stopping the hard copy newsletter right away and will continue using RCAS funds to pay for printing costs until resources run low. When members agreed to stop membership fees, therefore removing the need for newsletter distributors to collect annual membership fees, new volunteers stepped up to help with printed newsletter delivery—collecting subscriptions was clearly a major obstacle for recruiting distributors.

We are also working on improving our email alert system so that we can share more information electronically. These alerts are designed to complement the printed newsletter, not replace it, and often the same information will be sent out in both formats. A regular email alert system means we can deliver updates quickly, which isn't possible with a quarterly newsletter.

To make this work, we're updating our contact lists. Some of our records of members email addresses are outdated and messages are bouncing, so soon we'll ask you to confirm your current address to ensure our records are accurate as we move toward a more frequent email alert system.

We'll also check whether postal members still want newsletters mailed to them. With postage costs rising and mail service reliability decreasing, we want to be certain that posted newsletters are actually being received. In short, we are moving towards a more efficient communication system, but have no immediate plans to stop the printed newsletter. The AGM showed many members still want the hard copy, so we'll keep producing it for now. Rest assured, this edition is not the last RCAS newsletter you'll receive!

In other news:

Both Chandos Neighbourhood Association and the Redland Club have been appointed as Community Connector organisations where local residents can have an input into council funding allocation from Community Infrastructure payments from developers.

**The Redland Club, Burlington Road is hosting a Community Workshop which is open to all residents on 9 March 2026 at 5.30 – 7.30 pm; councillors and BCC officers will be there to answer your questions and take note of local needs and priorities.**

CNA are currently consulting their members on their priorities for improvements for the road; their extensive consultation exercise pre-covid is being refreshed and opportunities to tackle through traffic and poor waste and recycling management are being investigated.

Many of you, I am sure, are already patrons of the refurbished Bristol Beacon and have been to concerts and events in the remodelled hall; read on for Allen Harris' fascinating article about the Britton Organ which was reintroduced to the packed out audience in January. We are so fortunate to have such a magnificent hall within walking distance; if you haven't been yet, do check out the very varied programme.

Last, but not least, thanks as always to the local volunteers who litter pick, clean up tagging and graffiti, tackle flyposting, and work to keep our green spaces looking good. Get in touch if you would like to help!

Alison Bromilow



## PARKS

### Cotham Gardens, Lovers' Walk and Redland Grove greenspace

Despite the incessant rain, the Friends of Cotham Gardens have continued to turn out on the first Saturdays of the month this year to tidy up the park. The flowerbed at the top of the park near the primary school has been prepared for the spring, with some new winter flowering plants and a selection of bulbs and flowering plants which will brighten this corner and support the birds and insects. Over a hundred low growing scented Tulips, and 40 blue flowered Camassia have been planted, which will bloom in mid to late spring; the clumps of snowdrops both in the flowerbed and around the avenue of lime trees are already delighting passers by.

A number of self-set trees have grown up along the line of the railing where birds have perched and we have agreed to retain them but to aim to keep them at around the height of the railing to create a hedge which birds can enjoy and shelter in, but to maintain the open views into and across the park. A few of the self-set trees have grown up through the railings so these have been removed or cut back to avoid damaging the fence panels. Two self-set trees, a holly which has produced lots of berries this year, and a flowering cherry, have been retained and a new crab apple has been added in the flower bed by the railing by a couple who wanted to mark their anniversary and contacted FoCG to agree a location.



The circular bench around the sundial has been badly vandalised and we are hoping to mend it using galvanised steel slats to make it more robust. Chris is talking to a local contractor about this. RCAS has contacted the parks department to confirm that we would pay for this to be done.

You may have seen that the park was in the news in late January when a man was found there early in the morning. The police attended and attempted to revive him but unfortunately were unsuccessful. Several floral tributes have been left in the park; a very sad incident.

Now the weather may be getting brighter, why not join the volunteers on any first Saturday in the month- eg April 4th or May 2nd to celebrate the spring.

We are a friendly bunch and everyone does as little or as much as they want. Many hands make light work- so come and spread the load! Litter picking, leaf sweeping, sand raking and light or heavy gardening tasks available- up to you which you prefer! We keep the Parks department updated of our work and they pick up all the 'arisings' from the working parties. Join the WhatsApp group to find out more.

Alison Bromilow



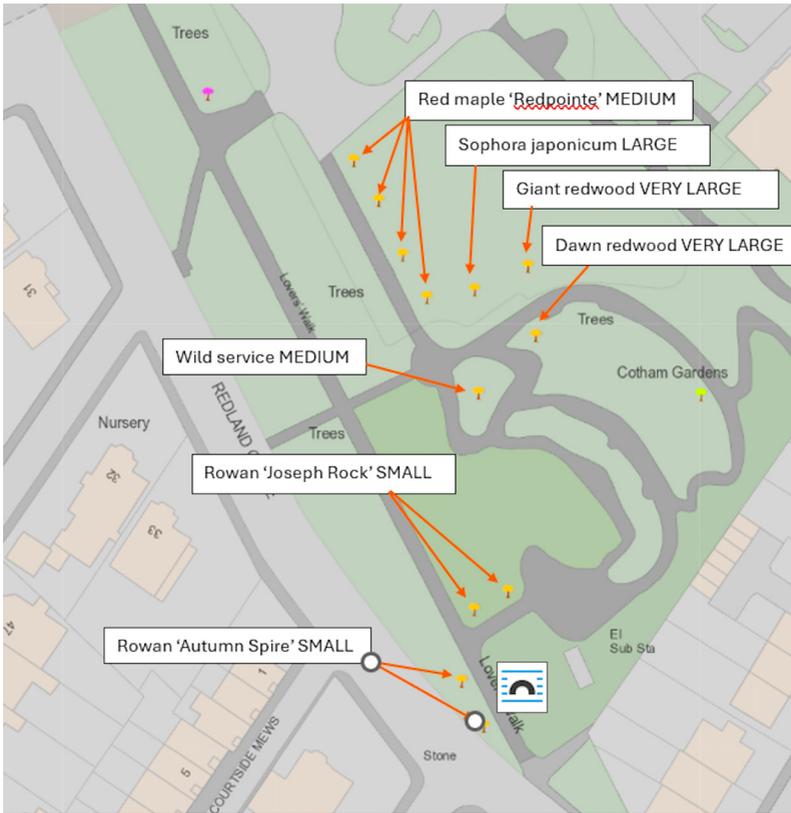


Graffiti and tagging are an ongoing problem as so many surfaces can be covered by paint in a very short time. It takes lots of patience, hard work and the right cleaning materials to remove them effectively.

Street Scene are a local group of volunteers who clean up graffiti and deal with other street clearing tasks. You can join the group using the link in our webpage <https://rcas.org.uk/activities/street-scene/>

Or you can help during the monthly Friends of Cotham Gardens work parties.





The tree planting in Cotham Gardens by Tree Bristol and One Tree per Child projects officer is going ahead on March 3rd in accordance with the plan but with changes in line with the comments RCAS and a local resident made.

You can still see the plans on Lovers' Walk. RCAS asked that the trees inside the grass area were restricted to the line of red maples, that the two large trees at the top of the slope inside the fenced play area were omitted, and that any trees along the Lovers' Walk avenue respected the line of the existing avenue of trees.

## Redland Green

I am writing this while another deluge falls from the sky. It has been pretty wet up here on Redland Green after nearly a month and a half of rain everyday. We have standing water and wet areas and mud, mud mud, both of which are greatly enjoyed by web footed birds such as seagulls and children with coloured wellington boots!

Although the conditions are not conducive to doing many activities in the Green there is a great benefit to the area by the holding back of moisture for deep rehydration of the ground and aquifers. This will benefit the trees after the very dry, hot conditions last summer. We could though still have snow before we see February and March out but despite the saturated ground nature is pushing on with it's welcome to spring. Crocuses and snowdrops are flowering and daffodils are pushing up their leaves and buds. An extra special treat are the large hazel male catkins and the tiny red female flowers on the branches behind them.



The broken railing in the Dell has been repaired by Bristol City Council and the ash trees affected by die back have been expertly felled both in the dell and in the allotments. Repairs to and painting of benches and lampposts will have to wait until more clement weather. Unfortunately two newly planted sponsored trees have been vandalised by having their stems broken which is a great shame and a sad reflection on the community.

Despite the terrible rain the Christmas carol singalong, with the Dr Jazz group, did go ahead in the front room of Redland Green Farm. Adie of Redland Club provided delicious hot chocolate and certainly the forty or so people who came enjoyed the event.

As the old song goes - 'Bring me sunshine..' Maybe by the time of the spring Bank Holiday on Monday May 4th we will all meet together at the Community Day bathed in it's warmth!

All the best  
Lois Goddard  
Chair of Redland Green Community Group





## JOIN OUR COMMUNITY WORKSHOP

Explore ideas on how  
Community Infrastructure Levy can be spent

A collaborative space  
bringing people together to  
understand local needs and  
priorities.

Talk about what matters to  
you and what you would like  
to see in your area.

Listen to your neighbours  
and get officer technical  
advice, meet your  
councillors.

DATE:  
9<sup>TH</sup> MARCH 2026

TIME:  
5.30 - 7.30 PM

VENUE:  
THE REDLAND CLUB,  
BURLINGTON ROAD,  
BRISTOL BS6 6TN



FOR MORE INFORMATION: [COMMUNITIES@BRISTOL.GOV.UK](mailto:COMMUNITIES@BRISTOL.GOV.UK)

**Redland and Cotham Amenities  
Society**

**Please do join us at our  
Spring Talk**

**'Victorian Redland: how the  
middle class lowered the tone'  
by Peter Malpass, long term  
Redland resident and  
recreational historial researcher.**

**Wednesday 8th April 2026  
at 7 pm  
at the Redland Club  
Burlington Road BS6 6TN**

# Planning Report

## Decided:

25/14969/F | Erection of a single storey detached outbuilding to form additional living accommodation. | 7 Northumberland Road RCAS has objected. Expansion of HMO use – potential noise impacts on neighbours. GRANTED

25/14105/F | Creation of one parking space in the front garden of the property with associated EV charging point on the side elevation of entrance porch. | 20 South Road Redland Bristol BS6 6QP RCAS objected to loss of front boundary wall and adverse impact on RPS of loss of on-street parking. GRANTED

25/11933/H | Demolition of pitched roof and rear conservatory. Erection of extension to create an additional floor, 2 x rear single-storey ground floor extension and an extension to the front porch. Internal alterations and remodelling of the existing facades with different finishing materials. Alterations to the front boundary wall, including replacement gates, insertion of stone pillars, creation of a new pedestrian access, plus the addition of railings. | 197A Redland Road Bristol BS6 6XP RCAS objected to first iteration of the application on design and overlooking grounds. Revised application which addressed these reservations has been. GRANTED

25/14638/PINS | Application for Planning permission for works to install 9 no. floodlight columns around the MUGA and AW pitches at Cotham School with associated planting and works. | Cotham School Cotham Lawn Road Bristol BS6 6DT REFUSED

25/10166/F | Proposed floodlighting to grass Tennis Courts. Proposed fencing. | Bristol Lawn Tennis And Squash Centre Redland Green Road Bristol BS6 7HF – GRANTED

25/15100/F | Internal reconfiguration of the existing six-bedroom House in Multiple Occupation (HMO) in order to create one additional bedroom and a change of use to 7 bed Large HMO(sui generis). | 13 Hampton Road Bristol BS6 6HW RCAS objected WITHDRAWN

25/15245/PINS | Application for erection of a detached dwellinghouse. | 36 Hampton Park Bristol BS6 6LH previously refused- now application direct to Inspectorate as Bristol is in special measures. RCAS has objected. REFUSED

23/02025/H | Retrospective application for demolition of front boundary wall and creation of driveway. | 63 Salisbury Road Redland RCAS objected. APPROVED

### **Recent Planning Applications:**

25/15359/F | Demolition of existing garage and construction of new two bed dwelling. | 9 Meridian Road Bristol BS6 6EG

25/15048/F | Demolition of the existing garage and construction of a single storey dwelling. | 19 Burlington Road Bristol BS6 6TJ 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- previous application for 2 storey dwelling withdrawn. Local residents have provided evidence of unauthorised works including tree felling.

25/14777/F | To subdivide the first three floors (basement, lower ground floor and ground floor) to create two flats from single flat. | 12 Woodstock Road Bristol BS6 7EJ Misleading information submitted; RCAS objected.

25/14734/F | Demolition of part of the existing boundary 1.6m high stone wall to provide vehicle access for EV charging points for the property. | Basement Flat 101 Hampton Road Bristol BS6 6JG RCAS objected to loss of boundary wall and on street parking on Auburn Road.

**Existing planning applications: not decided/ updates**

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. DECISION DELAYED AGAIN

We have been asked by a number of members why we have opposed this application. We have pointed out that, as planning permission attaches to the property not the applicant, this means that the council would be unable to withdraw permission whoever took over the property. This is unlike the system of licensing where if the property owner changes or breaks the conditions of the licence, the council can withdraw the licence. We also consider it wrong that any private owner, business or resident, should be given permission to build on land that is not theirs but council owned. Residents would not expect to be allowed to construct anything for instance a conservatory or a bike/ bin store on the road in front of their house; why should a business be allowed to do so, effectively privatising public space? A planning permission is not the right way to support this business; RCAS would not oppose a licence to place seating on the road under a set of conditions, which would be a much more appropriate way of considering this case.

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 APPEAL against refusal- still in progress

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. Planning committee delayed decision pending a site visit. Oct 25 Decision deferred again.

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. Awaiting decision

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 Awaiting decision. Revised drawings for the development have been submitted.

### **Good news on the planning front:**

1.The successful reduction in the number of outstanding planning cases has been achieved so that Bristol City Council has now been taken out of special measures; all planning applications are again being dealt with by BCC as the local planning authority, instead of some of them being handled by the Planning Inspectorate.

2.The council has allocated funding to employ an additional planning enforcement officer to deal with the backlog of cases where developers and householders have carried out works without permission.

## Licensing

The Whitmore Tap (formerly The Penny) have applied to vary their licence.

They have applied to extend the terminal hour for licensable activities (sale of alcohol, recorded music, sale of food) on Fridays and Saturdays to 1am with the premises closing to the public at 1.30am. At the moment the terminal hour Monday to Sunday is midnight with the premises closing 30 minutes later. They have also applied to allow use of the outside area until 23:00 (currently 22:00).

RCAS objected to the later opening of the premises as did the Hampton Park and Cotham Hill Community group and the local councillor but the licence has been granted. This is disappointing as it will no doubt lead to other applications for later opening hours from nearby premises.

Alison Bromilow and Simon Birch

# The Bristol Beacon Organ

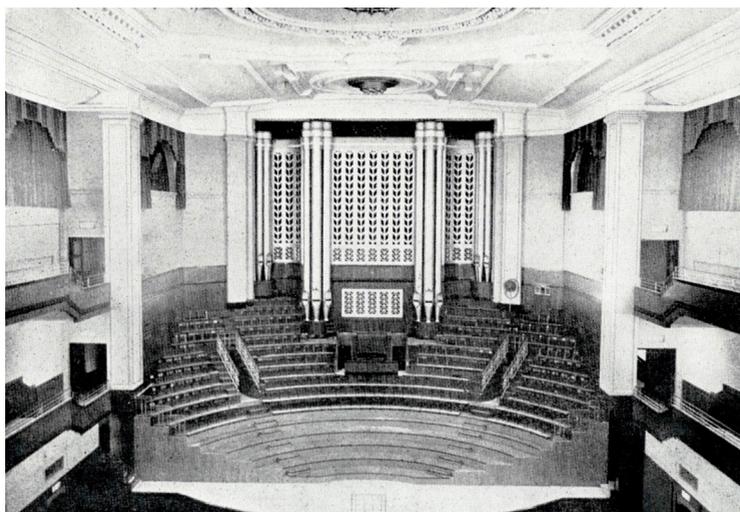
On Sunday 11 January 2026 a capacity audience gathered in the Bristol Beacon to hear again, after a gap of nearly seven years, the magnificent sound of the restored and rebuilt organ, now renamed the Britton Organ. The programme of mostly film music, played by Anna Lapwood, was received with rapturous applause, cheers and a standing ovation. It was a moving celebration of the skill and craftsmanship of Messrs Harrison and Harrison, the Durham-based organ builders, as well as the 70th Anniversary of the organ's installation in what was originally called the Colston Hall.



Photo courtesy of Harrison and Harrison Ltd

The Hall's organ has always been an important part of Bristol's history and cultural life, but since it was built in 1868, the hall and the organ have had a remarkably chequered history. Its recurring problem over the years seems to have been fire! The first organ, installed in 1869, proved to be very popular but it was too small, consisting of just two manuals, with only a few stops. So after only a year or so, Messrs. Henry Willis and Sons were called upon to supply a more appropriate instrument of four manuals and pedals. Unfortunately, on 1st September 1898 a disastrous fire spread from Clarke's clothing factory next door. The auditorium was gutted and the Willis organ was lost.

No time was wasted and the Hall was soon rebuilt. 'Father' Willis built another fine four manual organ in time for the grand re-opening of the hall in 1900. Only five years later this organ was enlarged by Messrs. Norman and Beard under the guidance of Bristol Cathedral organist, George Riseley. It was visually most impressive with four massive towers formed by the 32ft Open Diapason pipes, connected at the sides by semi-circular bays of smaller pipes and in the centre by flats of similar pipes in the wooden case.



1905 Third Colston Hall courtesy of Bristol City Council

By 1936, Bristol Corporation, who by then had purchased the hall for the City, felt it was time to modernise the building and rebuild the organ (again). Electro-pneumatic action was installed in an all-electric console, the first to be detached from the organ. The old Willis stops were restored to their pristine beauty of tone, while additions were made to the specification to provide five manual departments, playable on four manuals.

This organ was the pride and joy of the hall, and well-known organists of the time, like Reginald Foort (BBC Theatre Organist), Quentin MacLean and Reginald Porter-Brown entertained Bristol audiences during the late 30's and 40's, and did much to lift their spirits during the dark days of the second world war. The City was hard-hit by the blitz, but the hall survived without damage – miraculously, considering its manifest susceptibility to catching fire! However, after surviving the Luftwaffe's best attempts at destruction, disaster struck in 1945 when a carelessly discarded lighted cigarette started another major fire which again destroyed the hall. A contemporary newspaper headline sensationally reported "THE ORGAN CRASHING INTO A SEA OF FLAMES".

### **Post-war Organ Restoration**

Bristol concert-goers eagerly awaited organ number six, but years of post-war austerity followed and it wasn't until 1950 that money could be found to rebuild the hall. The Festival of Britain provided the impetus, and the rebuilt auditorium was opened in 1951. Messrs Harrison and Harrison were already building the organ for London's Royal Festival Hall, and they were commissioned to build the new organ for Bristol.

Fashions in organ building had changed in the intervening years, and the Festival Hall instrument was conceived by Ralph Downes in the style of the Organ Reform Movement. This was a reaction against large, romantic instruments and aimed at producing organs that enabled more authentic performance of baroque music, such as that of J S Bach. Others felt that this new style was too limiting, and the designers of the new Colston Hall organ therefore chose to side-step this trend.

Whilst adopting some of the techniques and benefits of the new style, Harrison's specified a large, late-romantic symphonic organ that was more versatile and better suited to the demands of the concert hall. Therein lies its success; it is probably the last concert hall organ conceived in the great British Town Hall tradition of being a

virtuoso solo instrument that also has the ability to accompany large community choirs; it is the perfect concerto instrument for the great works of the French school, and it fulfils the role of orchestral organ as required by the large-scale romantic symphonic/choral works of Mahler, Elgar, Walton, Janáček, Respighi, Richard Strauss etc.

The versatility of the Bristol Beacon instrument, the largest concert organ in the South West, with its power and grandeur, are more than a match for the largest symphony orchestra. For the next six decades the Bristol organ demonstrated its unique qualities in choral, orchestral and virtuoso solo performance.

The last time the organ was heard in public before the refurbishment was in 2018. The hall was then due to be closed for extensive refurbishment. This would be a transformation, to put right everything that was wrong with the fabric of the building and to create a concert hall fit for the 21st Century. After detailed surveys of the hall's decaying structure, it was decided that to protect the organ it had to be dismantled and removed in its entirety. Thousands of pipes, electromagnets, bellows, soundboards, pneumatic motors, windchests and miles of wiring, were returned to Harrison and Harrison's workshops in Durham for a complete rebuild. To preserve its unique qualities it would be restored to exactly the same specification as when it was built in 1956.

There followed a period of great uncertainty. As the building was stripped back, more and more problems were discovered, leading to delays in construction work. Against the added backdrop of the COVID pandemic, the project soon passed the point of no return as costs spiralled. The organ was safely stored, but Harrison's could not start work until a contract was signed. Thanks to the resolve and commitment of the Bristol Music Trust and the City Council, to the National Lottery Heritage Fund, and to a most generous donation from the Jack and Monica Britton Music Trust, the project was kept alive and the painstaking work of cleaning and restoration of the organ was successfully completed.

The new hall was opened in November 2023 – minus the organ. It had not been possible to find time in the complex building program to reinstall the organ; that would have to wait, and even then the organ builders had to work around a busy programme of concerts through the next two years, first to reconstruct this huge instrument in its original chamber, and then to work intermittently on revoicing every one of the 5372 pipes to suit the revised acoustic properties of the new hall. This critical and highly-skilled process requires concentration, silence, and time – difficult to achieve in a working concert hall with a busy schedule. But with determination and perseverance the specialist craftsmen worked day and night to bring the organ back to life in its birthplace, ready for the opening concert in January 2026.

It has been a great thrill to hear the organ again now it is back home. The old canopy over the stage, which obstructed the sound from the top half of the organ, has gone, and there is a noticeable improvement in clarity as the upper divisions can now speak directly out into the hall. With the additional benefit of the enhanced adjustable acoustic properties of the hall, I'm personally looking forward to hearing the organ once again able to make its unique contribution to orchestral and choral music over the coming months.

Allen Harris



Dismantling and removing the pipes  
Photo courtesy of Harrison and Harrison Ltd

# Student Liaison

## Steady As She Goes ...

The University of Bristol's (UoB) monthly bulletins continue to show a flattening trend in community complaints about noise and waste at student properties. From July 2025, when today's students took over their HMOs, to the end of January, total complaints came to 149. If the average for those seven months extends over the full academic year, the final total will be about 255—in line with annual tallies for 2023-24 (257) and 2024-25 (251).

How should we view that? It's clearly heartening that things have calmed down after the extraordinary spike in complaints, particularly about noise, during the pandemic years. Total complaints (noise plus waste) ballooned to 573 in 2020-21 and 608 the following year. Even in 2022-23, as the world crept back towards “normal”, the tally was 421.

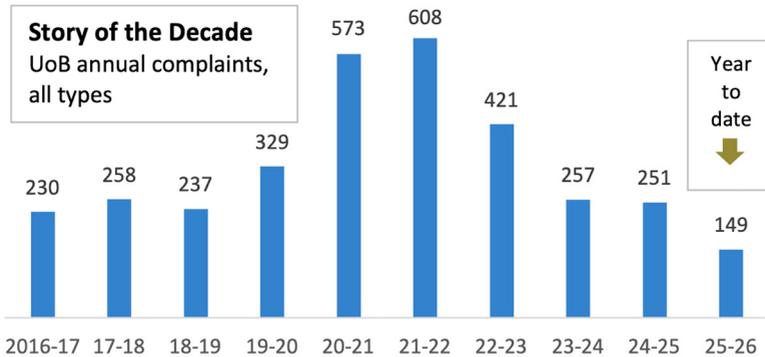
You could therefore say we have at last returned to pre-covid times: in the three academic years starting in 2016, the highest annual tally of complaints was 258 (2018-19). But that was not a year when people living in these parts were relaxed about student impacts. On the contrary, they were so cross, especially with large, late-night student parties, that Chandos Neighbourhood Association lobbied UoB for a response: Why couldn't they follow the example of Newcastle, where the universities and police had launched something called Operation Oak?

UoB said they would think about it. Months of silence ensued. Just when you thought the idea had died a death, UoB and the police said they'd agreed to run a pilot project for two weeks at the end of June 2019. Operation Beech was born.

Beech began in earnest in September 2019, at the start of academic 2019-20. That year saw the beginning of the pandemic and the first lockdown (March 2020). Complaints for the year jumped to 329 (though with no clue as to what was coming in the two following years). My guess is that the jump owed as much, if not more, to Beech than to distortions created by the pandemic. Quite simply, Beech gave people a new (and easier) way to complain about noise. It appealed

to those who might not have complained by the normal email route, and thereby helped uncover a truer picture of how much noise was happening.

The broader point of this history tour, however, is that while we now seem to have returned to levels of circa-250 complaints a year, no one should get too giddy. We have, thankfully, closed a chapter when the numbers were outrageous, only to resume at levels that were and still are unacceptable ...



## Engaging With Landlords

In the continuing effort to bring complaints down, one constant has been the issue of how to get active support from landlords.

In terms of helping students to understand the responsibilities that go with renting a house or flat, it surely is to the landlords' advantage, first and foremost, to ensure tenants know what's required. Owners and managing agents presumably don't want to spend time dealing with neighbour complaints; and no one wants their property to be used for large gatherings—the risk of damage in old Victorian houses (think ceilings, floors, stair banisters) is significant when dozens of young adults are partying in a small space, not to mention fire safety and possible personal injury. (Would the landlord's insurers cover any of this, one wonders?)

No doubt some landlords and property managers pay close attention to these issues, but the persistence of noise and waste problems in some streets with high numbers of HMOs suggests many don't—or, their efforts don't go far enough.

Meanwhile, UoB makes efforts of its own. There are advisory notes on the university website, social media posts, printed Love Where You Live leaflets, and various other forms of guidance. A recent addition is an online induction module that's supposed to be completed by all new students (but isn't); I'm told there'll be an attempt to improve the module this year, perhaps with a version tailored to first-year students moving out of halls into the community. And when prevention breaks down, there's Operation Beech (paid for by UoB), followed by disciplinary investigations and hearings.

Yet much of this effort has little durable effect. Some wayward households are reined in, but that outcome usually doesn't influence the next set of students to occupy the property. Why else are we stuck at circa-250 complaints annually, with some HMO “hotspots” appearing in the records year after year?

My answer is that the university's “standard toolkit” is not capable on its own of engineering a breakthrough. Active support from, and coordination with, landlords is essential. And so it surprises me that the university and the property sector are not talking to each other on a systematic basis—it's in the interests of both to do so. I'm trying to persuade UoB that it should take the initiative to make that happen.

That said, it's good to hear that UoB's community liaison officer will speak at a forthcoming lease-signing session which a local property agency is arranging for prospective student tenants. This agency clearly gets it: Owners and agents need to ensure from the outset that their tenants fully understand what they're signing up to. That conversation should start as soon as a group of students walk into the office to enquire about a letting—and should continue through lease-signing, collection of keys and arrival in their new home. If that helps avoid problems, everybody wins—including, not least, the students themselves.

## Flyposting

Did you realise there's an issue with flyposting in our area? I can't say I did—no doubt I've seen a few posters plastered on street furniture, but not enough to trigger alarm bells. Well, it turns out that may be because one dedicated individual goes out early most mornings and removes posters put up the night before, possibly before the rest of us are even aware of them. We had a chat the other day, and I was astonished to learn he's removed more than 1,600 posters this academic year (September to early February). Some 62% of them appear to have been put up by student groups (eg, the Socialist Workers Student Society) advertising talks in local pubs. Many appear in areas close to UoB, but with overspill to Whiteladies, Hampton Road and Cotham Hill.

I've submitted a question to the forthcoming Bristol Student Community Partnership meeting, asking the universities, council, Bristol Waste and police if they're aware of this, and what they might be doing about it—bearing in mind that flyposting is illegal.

## Please Get in Touch

If you have a comment on any of the above, or any other student-related issue you'd like to bring to my attention, please contact me at [thenoisepages@gmail.com](mailto:thenoisepages@gmail.com) or [adw.rcas@gmail.com](mailto:adw.rcas@gmail.com). I'm keen to hear from any residents' groups, especially smaller informal ones.



Andrew Waller

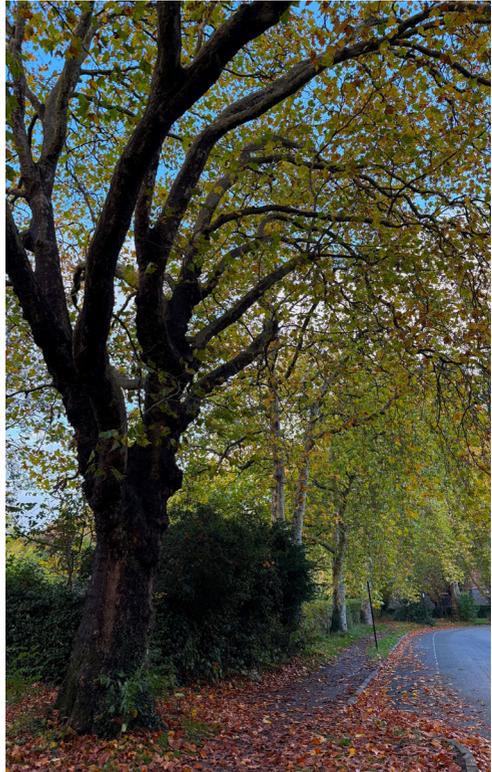
# London Plane Trees

The London Plane is one of Bristol's most frequent urban trees, and is similarly popular around the world including Australia, USA and Europe.

The London Plane (*Platanus acerfolia* - meaning a plane tree with Acer shaped leaves) is a hybrid derived from the American Sycamore and the Oriental plane from Southeast Europe, which were bought to the UK in the 15th and 16th Century.

The hybrid was discovered in the 17th century by John Tradescant in Vauxhall, London, where both the American Sycamore and Oriental plane were both growing. The oldest London Plane trees can therefore can only be 350 years old, and these examples are not showing signs of senescence (age related decline), hence their full life cycle timescale is not known.

The London plane is popular because its large leaves provide much welcome shade in high heat conditions, its tolerance of urban conditions including, pollution, heavy pruning and pollarding and ability to grow in pavements. During Victorian times these trees were seen as 'self-cleaning' as they constantly shed their bark and appear 'clean' whereas surrounding buildings remained covered in sooty deposits.





The bark shedding nature of the London Plane provides a very noticeable feature with the patchy camouflage pattern on the stem, see picture. All trees shed bark as they grow, but the London Plane sheds bark in patches, which produce the attractive pattern with the fresher coloured bark underneath.

The tree is so popular that the leaf is thought to be used in the logo for the New York City Department of Parks and Recreation. Plane trees are widely planted throughout the streets and parks of New York precisely because they withstand pollution and harsh winters.

The London plane is quite a resilient tree in our cities, other popular trees, such as our native Beech are threatened by the rising temperatures of climate change, or the Horse chestnut, which originates from Turkey, affected by pests such as leaf miners. Like with all trees, there are diseases, and a fungus borne disease, Massaria, is affecting London plane trees in London, sadly a case has been reported in Bristol.

The trees lining Redland Green Road on Redland Green are one of the locations in our area to see these impressive trees.

Venables, B, 2016. Hull, R, 2009, [www.forestry.gov.uk](http://www.forestry.gov.uk)

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