



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
24 FEBRUARY 2021**

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**PRESENT**

Chairman	Councillor M R Edwards
Vice-Chairman	Councillor Mrs J C Stilts
Councillors	Miss A M Beale, M S Heard, K M H Lagan, C Mayes, C Morris, S P Nunn, N G F Shaughnessy and C Swain

**283. CHAIRMAN'S NOTICES**

The Chairman welcomed everyone to the remote meeting, held under new regulations which came into effect on 4 April 2020 in response to the COVID-19 pandemic. He took Members through some general housekeeping issues, together with the etiquette for the meeting and then asked Officers and Councillors in attendance to introduce themselves.

This was followed by a roll call of all Committee Members present.

**284. APOLOGIES FOR ABSENCE**

There were none.

**285. MINUTES OF THE LAST MEETING**

**RESOLVED** by assent that the Minutes of the meeting of the Committee held on 2 December 2020 be approved and confirmed.

**286. DISCLOSURE OF INTEREST**

Councillor C Morris disclosed a non-pecuniary interest in Agenda Item 5 – 20/01208/LBC, The Waffle Bar, 144 High Street, Maldon, CM9 5BX, as he had frequented the Waffle Bar.

**287. 20/01208/LBC - THE WAFFLE BAR, 144 HIGH STREET, MALDON, CM9 5BX**

<b>Application Number</b>	<b>20/01208/LBC</b>
<b>Location</b>	The Waffle Bar, 144 High Street, Maldon, CM9 5BX
<b>Proposal</b>	Remove brick pier/pillar to the east boundary wall.
<b>Applicant</b>	Southend & District Building Preservation Trust (East) Ltd
<b>Target Decision Date</b>	26.02.2021
<b>Case Officer</b>	Hannah Dungate
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member call-in by Councillor C Mayes Reason: D1, D3 and S3

Following the Officer's presentation, an Objector, Mr David Smye on behalf of The Maldon Society, addressed the Committee.

The Chairman moved the Officer's recommendation that planning application 20/01208/LBC – The Waffle Bar, 144 High Street, Maldon be approved subject to the conditions as detailed in section 8 of the report, this was duly seconded.

Councillor S P Nunn provided historical context for the rounded brick pier features and associated wall, and a discussion ensued as to the importance of the piers to the wall stability and its current condition. A debate ensued where concerns were raised as to the cumulative effect of other piers having been previously removed from the wall.

There being no further debate the Chairman put the Officer's recommendation of approval to the Committee. Upon a vote being taken it was lost.

Councillor Nunn having spoken against the application in the earlier debate proposed that the buttress be retained, contrary to the Officer's recommendation, for the reason that it was an integral part of the design of a historically significant feature within the curtilage of No. 144 High Street. This was duly seconded.

The Chairman put Councillor Nunn's proposal to refuse the application for the aforementioned reason to the Committee and upon a vote being taken it was refused.

**RESOLVED** that the application be **REFUSED** for the reason as detailed above.

There being no further items of business the Chairman closed the meeting at 6.36 pm.

M R EDWARDS  
CHAIRMAN