

LICENSING SUB-COMMITTEE

Date and Time:- Wednesday 27 August 2025 at 10.00 a.m.

Venue:- Rotherham Town Hall, The Crofts, Moorgate Street,
Rotherham. S60 2TH

Membership:- Councillors Taylor (Chair), Bennett-Sylvester and Brent.

The items which will be discussed are described on the agenda below and there are reports attached which give more details.

Rotherham Council advocates openness and transparency as part of its democratic processes.

Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

AGENDA

- 1. To determine whether the following items should be considered under the categories suggested in accordance with Part 1 of Schedule 12A (as amended March 2006) of the Local Government Act 1972.**
- 2. To determine any item(s) which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.**
- 3. Consideration of an application (made in accordance with s.17 of the Licensing Act 2003 by Mrs Helen Clayton for the grant of a Premises Licence in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF (Pages 3 - 126)**



**JOHN EDWARDS,
Chief Executive.**

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Licensing Act 2003 - Hearing Procedure – Grant of a Premises Licence

1. The Chairperson of the Licensing Sub Committee will introduce the Committee members and ask officers to introduce themselves.
2. The Chairperson will then ask the following parties to introduce themselves:
 - a. the applicant, any person representing them and any witnesses they wish to call.
 - b. any person who has made representations, any person representing them and any witnesses they wish to call.
3. The Chairperson will then ask the Licensing Officer to introduce the report and provide any updates.
 - a. Questions to the Licensing Officer may be asked, **solely concerning the report**, by Members, the applicant and by persons making representations.
4. The Chairperson will then invite:
 - a. **any person who has made representations** to present their representations and call any witnesses they may have.

Note: Members of the Sub Committee, followed by the applicant may ask questions of all persons who have made representations to the hearing and their witnesses.
 - b. **the applicant** to present their application, respond to the representations, and call any witnesses they may have.

Note: Members of the Sub Committee, followed by any person who has made representations at the hearing may ask questions of the applicant and their witnesses.
5. **The applicant will then be given the opportunity to sum up**
6. The public hearing will then be concluded, and Members of the Sub Committee will go into Closed session, together with the Councils Solicitor and the Clerk to the meeting.
7. The decision of the Licensing Committee will be given in accordance with the requirements of the Licensing Act 2003 and regulations made thereunder.

Note:

At any time throughout the hearing Members of the Licensing Sub Committee may request legal advice from the Council's Solicitor. Any advice sought during closed session will be included in the notice setting out the decision.

The Committee Hearing will be held in public unless and in accordance with relevant Regulations the Licensing Sub Committee determine that the public should be excluded.

Committee Name and Date of Committee Meeting

Licensing Sub-Committee - 27th August 2025 at 10:00 hours (10am)

Report Title

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003) by Mrs Helen Clayton for the grant of a Premises Licence in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF.

Report Author(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene
Tel: 01709 289536.

Report Summary

On the 10th July 2025 an application for the grant of a Premises Licence was made by Mrs Helen Clayton in respect of the premises known Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF.

The applicant, is seeking authorisation to allow the:

- Sale of alcohol (for consumption on & off the premises) on:
 - Sunday to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following; and
 - New Year's Eve between 12:00 hours and 02:00 hours on the day following.
- Provision of live & recorded music and the performance of dance (inside only) on:
 - Sunday to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following; and
 - New Year's Eve (live & recorded music only) between 12:00 hours and 02:00 hours on the day following.
- Exhibition of films (inside only) on:
 - Sunday to Thursday between 10:00 hours and 23:00 hours; and
 - Friday & Saturday between 10:00 hours and 00:30 hours on the day following.

- Provision of late-night refreshment, for consumption inside the premises, on:
 - Friday & Saturday between 23:00 hours and 00:30 hours on the day following; and
 - New Year's Eve between 23:00 hours and 02:00 hours on the day following.

Representations, both for and against, the application have been received.

Further detail of the application, and representations to it, are provided within the main body of the report.

Recommendations

1. That the Licensing Sub-Committee considers the information contained within this report (and associated appendices) along with any additional information presented at the hearing and subsequently determines the application that has been made.
2. The Licensing Sub-Committee should inform the Licensing Manager of the decision in accordance with the requirements of the Licensing Act 2003 and Regulations made thereunder.

List of Appendices Included

Appendix 1 Location Plan
Appendix 2 Application & Premises Layout Plan
Appendix 3 Letter and Information from Applicant
Appendix 4 Representation Opposed to the Application
Appendix 5 Representations Supporting the Application

Background Papers

Rotherham MBC Statement of Licensing Policy 2020 -2025
(available at www.rotherham.gov.uk/licensing)

Revised guidance issued under section 182 of the Licensing Act 2003 (February 2025) available at <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>)

Council Approval Required

No

Exempt from the Press and Public

No

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003 by Mrs Helen Clayton for the grant of a Premises Licence in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF.

1. Background

- 1.1 The premises are not currently licensed under the Licensing Act 2003.
- 1.2 Previously the premises operated under a Club Premises Certificate issued to Ryecroft & Rawmarsh Working Men's Club. This Certificate was transitioned over to the Council from the Magistrates Court in 2005. The Certificate was surrendered in 2012. A Premises Licence was then granted in 2013 to Ryecroft Club Limited. The application Company went into liquidation and was dissolved in January 2019, at which time the Premises Licence lapsed.
- 1.2 A location plan identifying the premises is attached at Appendix 1.

2. Key Issues

The Application

- 2.1 On the 26th June 2025 an application for the grant of a Premises Licence was made by Mrs Helen Clayton for the Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF. The application, as amended, and accompanying premises layout plan, is attached at Appendix 2.
- 2.2 The amendment to the application was the deletion of reference to the use of the roof top terrace in Section J.
- 2.3 The application replaces an earlier withdrawn application, which had attracted opposition. Mrs Clayton was aware of this, and at the time of making the application, submitted a letter explaining the changes in the application she had made and a leaflet about proposed use of the premises. A copy of both are attached at Appendix 3.
- 2.4 The application seeks to allow the:
- **Sale of alcohol (for consumption on & off the premises) on:**
 - Sunday to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following; and
 - New Year's Eve between 12:00 hours and 02:00 hours on the day following.

- **Provision of live & recorded music and the performance of dance (inside only) on:**
 - Sunday to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following; and
 - New Years Eve (live & recorded music only) between 12:00 hours and 02:00 hours on the day following.
- **Exhibition of films (inside only) on:**
 - Sunday to Thursday between 10:00 hours and 23:00 hours; and
 - Friday & Saturday between 10:00 hours and 00:30 hours on the day following.
- **Provision of late-night refreshment, for consumption inside the premises, on:**
 - Friday & Saturday between 23:00 hours and 00:30 hours on the day following; and
 - New Years Eve between 23:00 hours and 02:00 hours on the day following.

2.5 The description of the premises, as provided in the application, is:

“The premises comprises of part of what used to be the Rycroft Club. Rycroft Club was situated in two next door buildings, a converted church and the ground floor of a two storey house. This application is in respect of the converted church only. The next door two storey house is now solely residential and forms no part of this application.

The applicant solely relates to the converted church, which will have a three way function.

- I. Part of the premises will be used as treatment/therapy rooms. However, whilst these room are not part of the application, they are accessed via a doors located within the licensed area. People using the treatments rooms will also share the same toilets as the licensed area. The treatment/therapy rooms will be open between 09:00 hours and 19:00 hours on Monday to Friday, between 09:00 hours and 12:30 hours on Saturday and closed on Sunday.*
- II. The rear of the premises is used as residential accommodation, with their own entrance/exit, which comprises of:*
 - *three ensuite rooms, with a shared kitchen. These room will be used as emergency short stay accommodations;*
 - *a two bedroom flat’ and*
 - *a studio flat.*

III. The front of the premises will form the licensed area, which will have two fixed bars, one serving alcohol and the other alcohol, together with a range of non-alcoholic beverages and food e.g. coffees, milkshakes, ice creams and a selection of hot and cold snacks. There is also a mezzanine level within in the licensed area, which forms part of the licensed area”.

2.6 The stated opening hours of the premises for the provision of licensable activities are:

- Sunday to Thursday between 10:00 hours and 23:30 hours;
- Friday & Saturday between 10:00 hours and 01:00 hours on the day following; and
- New Year's Eve 10:00 hours and 02:30 hours on the day following.

2.7 The application states that the outdoor consumption of alcohol, food and non-alcoholic drinks will be only allowed on a patio area to the front of the premises until 23:00 on every day. However, customers will be permitted to use this patio to smoke until the premises closes; and that no music, even at a background level, will be provided on the front patio.

2.8 The management controls offered in the application, all of which would be made a condition of Annex 2 of any licence granted, are set out below:

- 1) The CCTV system installed at the premises, shall:
 - a. be maintained fully operational and in use at all times that the
 - b. premises are open;
 - c. make and retain clear images;
 - d. show an accurate date and time that the images were made; and
 - e. cover the inside the premises the externa front patio.
- 2) CCTV systems installed after 2021 should be a full digital systems with wide dynamic range IP cameras (WDR).
- 3) All CCTV images shall be retained for a period of not less than 31 days.
- 4) The CCTV footage shall be controlled and kept in a secure environment to prevent tampering or unauthorised viewing. A record will be kept of any person who accesses the system, the reason why and when.
- 5) A member of staff who is trained to operate the CCTV system, review images and supply footage will be present at the premises at all times when licensable activities are taking place.
- 6) CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority for purposes in connection with the prevention and detection of crime and disorder, in line with GDPR guidance.

- 7) A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
- 8) Suitable signage informing customers that CCTV is in operation shall be displayed in prominent positions inside and outside of the premises.
- 9) A record shall be kept of each member of staff who is authorised to sell alcohol and shall include the staff members full name, address, and date of birth. This record shall be retained on the premises and made available for viewing on request of the Police or an authorised officer of the Licensing Authority.
- 10) A Challenge 25 Policy shall be in operation. This Policy shall require that any person who appears to be under the age of 25 must provide ID prior to being served alcohol. Acceptable forms of ID are a:
 - a. passport;
 - b. UK photo driving licence; or
 - c. military ID card.
- 11) All refusals made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 - a. date of refusal made;
 - b. member of staff who made the refusal; and
 - c. if refused, whether fake ID was seized.
- 12) Signs notifying customers of the operation of the Challenge 25 scheme shall be displayed at the entrance to the premises and at each point of sale.
- 13) A bound incident book shall be maintained, in which the following shall be recorded:
 - a. incidents of crime and disorder occurring at the premises (both inside & outside), which shall include the date and time of the incident; and
 - b. any action taken, including if the police were called.
- 14) The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request of the Police or an authorised officer of the Licensing Authority.
- 15) The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.
- 16) There shall be a zero-drug tolerance policy in operation at the premises, which shall include the requirement that regular checks are carried out by management to prevent the use of drugs by patrons; and that such checks are recorded.
- 17) A copy of the premises drugs policy, and associated records, shall be kept at the premises and made available to the Police or an authorised officer of the Licensing Authority upon request.

- 18) The premises shall operate in accordance with the “ask Angela scheme” and notices to this effect shall be displayed.
- 19) It is considered that, for the nature of the operation of the premises, door supervisors will not be ordinarily required. However, the use of door supervisors shall be risk assessed on an event-by-event basis. A written record of this risk assessment shall be kept on the premises, for a minimum of 6 months, and made available to the Police or an Officer of the Licensing Authority upon request.
- 20) Where engaged, door staff shall be licensed by the SIA.
- 21) It is considered that, for the nature of the operation of the premises, plastic/polycarbonate drinking vessels will not ordinarily be required however, a risk assessment will be undertaken should unusual events take place and management deem it necessary.
- 22) The consumption of alcohol, food and non-alcoholic drinks will not be permitted on the front patio after 23:00 on every day. However, customers will be permitted to use this patio to smoke until the premises closes.
- 23) Customers shall not be permitted to use the roof top terrace or the area to rear of the premises (car park) for the outdoor consumption of alcohol, food and non-alcoholic drinks at any time, nor will they be permitted to smoke in these areas.
- 24) Children 12 years and under must be accompanied and supervised by a responsible adult at all times, both inside & outside of the premises.
- 25) No children, that is any person under 18 years of age, will be permitted to remain on the premises (both inside or outside) after 22:30 hours unless accompanied and supervised by a responsible adult and attending a pre booked family function or similar event.
- 26) The premises will display a proxy notice in a prominent position explaining that it is an offence for adults to purchase alcohol and then supply it to persons under 18.
- 27) No signage or advertising for any special treatment provided in the adjoining treatment/therapy rooms shall be on display within the licensed area of the premises.
- 28) No adult entertainment or services shall be provided at the premises.

- 29) The DPS shall routinely attend meetings of the local Pubwatch scheme.
- 30) Notices asking people to leave the premises quietly shall be displayed at the premises main exit.
- 31) All staff shall receive training on induction and year thereafter, on the terms and conditions and restriction of this Licence, together with:
- a. operation of 'Challenge 25';
 - b. types of acceptable ID;
 - c. method of recording refusals;
 - d. refusing sales of alcohol to persons who appear to be drunk;
 - e. preventing proxy sales;
 - f. incident recording and when to call the Police
 - g. Drugs Policy;
 - h. Safeguarding children & vulnerable adults; and
 - i. operation of the "ask Angela Scheme".
- 32) Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.

Consultation

- 2.9 Consultation on the application has been carried out in accordance with all statutory requirements and the Council's procedure. There is a prescribed period of 28 days following the submission of an application during which time representations in relation to the application may be submitted.
- 2.10 At the end of the consultation period representations, both for and against, the application have been received.

Representations Opposed to the Application

- 2.11 Two Responsible Authorities have made representations against the grant of the application, namely the Licensing Authority and the Community Protection Unit. In addition, representations opposing the application have been received from two Ward Councillors and nine "Other Persons". A copy of the representations opposed to the application is attached at Appendix 4.

Representations Supporting the Application

- 2.12 Fifty-seven representations in support of the application have been received from "Other Persons", a copy of which are attached at Appendix 5.

The Hearing

2.13 The applicant, representatives of the Responsible Authorities and “Other Persons” have all been invited to the hearing today. All parties attending, will be given the opportunity to address the Sub-Committee in relation to the matters raised in the application and the representations they have made to it.

2.14 Members of the Sub-Committee should give full consideration of application submitted and the and representations to it, together any supporting evidence provided by any party prior to the date of the hearing. Documentary evidence provided on the day of the hearing should only be considered with the consent

3. Options available to the Licensing Sub-Committee

3.1 A licensing authority must carry out its functions under the Licensing Act with a view to promoting the licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

3.2 In considering this matter, the Sub-Committee should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. In reaching the decision, regard must also be had to relevant provisions of the national guidance and the Council’s licensing policy statement. In relation to this application, the options available to the Sub-Committee are:

- To grant the licence subject to the conditions consistent with the operating schedule accompanying the application, which the Sub-Committee may modify to such extent as they consider appropriate; or
- To reject the whole or part of the application (which may include the omission of certain licensable activities from the licence and / or the refusal to specify a particular individual as the Designated Premises Supervisor).

- 3.3 The statutory guidance makes it clear that Licensing Authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.
- 3.4 The Sub-Committee's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.
- 3.5 Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require the Sub-Committee to decide that no lesser step will achieve the aim, the Sub-Committee should aim to consider the potential burden that the condition would impose on the applicant/premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the Sub-Committee ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the licensing objectives and nothing outside those parameters. The Sub-Committee may consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business (if appropriate).
- 3.6 The Sub-Committee is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination. Conditions may be placed on the licence (if granted) and further information in relation to conditions is provided later in this report.
- 3.7 All licensing determinations should be considered on the individual merits of the application. The Sub-Committee's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. Findings on any issues of fact should be on the balance of probability.
- 3.8 It is important that the Sub-Committee give comprehensive reasons for its decisions in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal.

Conditions

- 3.9 Conditions include any limitations or restrictions attached to a licence or certificate and essentially are the steps or actions that the holder of the premises licence or the club premises certificate will be required to take or refrain from taking in relation to the carrying on of licensable activities at the premises in question. Failure to comply with any condition attached to a licence or certificate is a criminal offence, which on conviction is punishable by an unlimited fine or up to six months' imprisonment. The courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided.
- 3.10 There are three types of condition that may be attached to a licence or certificate: proposed, imposed and mandatory. Each of these categories is described in more detail below.

Proposed conditions

- 3.11 The conditions that are appropriate for the promotion of the licensing objectives should emerge initially from the risk assessment carried out by a prospective licence holder, which they should carry out before making their application for a premises licence. This would be translated into the steps recorded in the operating schedule, which must also set out the proposed hours during which licensable activities will be conducted and any other hours during which the premises will be open to the public.
- 3.12 It is not acceptable for licensing authorities to simply replicate the wording from an applicant's operating schedule. A condition should be interpreted in accordance with the applicant's intention.

Consistency with steps described in operating schedule

- 3.13 The 2003 Act provides that where an operating schedule has been submitted with an application and there have been no relevant representations made by responsible authorities or any other person, the licence must be granted subject only to such conditions as are consistent with the schedule accompanying the application and any mandatory conditions required under the 2003 Act.
- 3.14 Consistency means that the effect of the condition should be substantially the same as that intended by the terms of the operating schedule. If conditions are broken, this may lead to a criminal prosecution or an application for a review and it is extremely important therefore that they should be expressed on the licence in unequivocal and unambiguous terms. The duty imposed by conditions on the licence holder must be clear to the licence holder, enforcement officers and the courts.

Imposed conditions

- 3.15 The Sub-Committee may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives. In order to promote the crime prevention licensing objective conditions may be included that are aimed at preventing illegal working in licensed premises.
- 3.16 It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.

Proportionality

- 3.17 The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.

4. Timetable and Accountability for Implementing this Decision

- 4.1 Any decision made by the Licensing Sub-Committee does not have effect until:
- the end of the period given for appealing against the decision; or
 - if the decision is appealed, until the appeal is disposed of.
- 4.2 An appeal may be lodged by either the applicant or a party to the hearing that has made a relevant representation.
- 4.3 Parties to the hearing must be informed of the decision within 5 working days of the hearing (or within 5 working days from the last day of the hearing if it takes place over multiple days).

5. Financial Implications

- 5.1 There are no specific financial implications arising from this application.
- 5.2 However, additional costs may be incurred should the matter go to appeal. In such an eventuality it may not be possible to recover all of the costs incurred. The impact of these additional costs (if any) will therefore need to be met from within existing revenue budgets.

6. Legal Advice and Implications

- 6.1 A Council Solicitor will be in attendance at the hearing to provide appropriate legal advice to the Licensing Sub-Committee in relation to specific aspects of the application / hearing, however the advice below is generally applicable to all applications.
- 6.2 Hearings under the Licensing Act 2003 operate under the Licensing Act 2003 (Hearings) Regulations 2005.
- 6.3 In accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005, the authority may take into account documentary or other information produced by a party in support of their application, representations or notice either before the hearing or, with the consent of all parties, at the hearing.
- 6.4 The Sub-Committee may accept hearsay evidence, and it will be a matter for the Sub-Committee to attach what weight to it that they consider appropriate. Hearsay evidence is evidence of something that a witness neither saw nor heard but has heard or read about.
- 6.5 The Secretary of State's guidance to the Licensing Act 2003 is provided to licensing authorities in relation to the carrying out of their functions under the 2003 Act. It also provides information to magistrates' courts hearing appeals against licensing decisions and has been made widely available for the benefit of those who run licensed premises, their legal advisers and the general public. It is a key medium for promoting best practice, ensuring consistent application of licensing powers across England and Wales and for promoting fairness, equal treatment, and proportionality.
- 6.6 Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182. The guidance is therefore binding on all licensing authorities to that extent. However, the guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this guidance, they may depart from it if they have good reason to do so and can provide full reasons.

- 6.7 In addition to the above, members are reminded that all decisions must be taken in accordance with the Council's Statement of Licensing Policy (adopted 3rd June 2020).
- 6.8 Departure from the guidance and / or Statement of Licensing Policy could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.

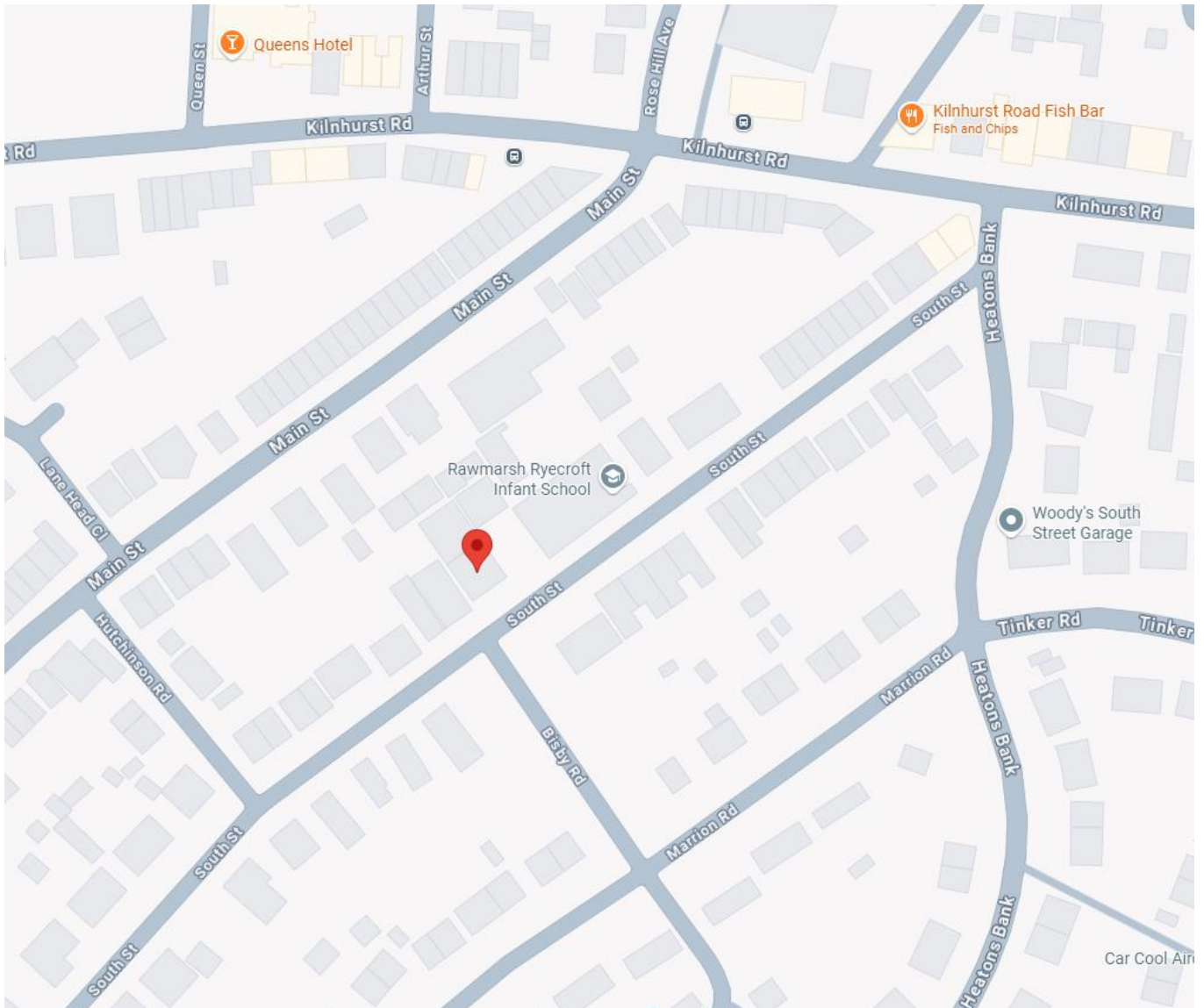
7. Risks and Mitigation

- 7.1 The statutory requirements in relation to the consideration of this application are detailed in this report. It is essential that the Sub-Committee act in accordance with these statutory provisions and take account of statutory guidance.
- 7.2 Failure to do this exposes the Council to significant risk of legal challenge, the consequences of which could result in financial and / or reputational damage to the Council.
- 7.3 Members are therefore urged to fully consider the information in this report when making a decision regarding this application, and to ensure that any decision made is justifiable, proportionate and based on the promotion of one or more of the Licensing Objectives.
- 7.4 Council officers are present at the meeting today and can provide additional advice to members of the Sub-Committee should this be required. In addition, a copy of the statutory guidance and Statement of Licensing Policy is available for members to review should they wish to do so.

8. Accountable Officer(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene

APPENDIX 1



APPENDIX 1



APPENDIX 1

Street scene shows premises prior to renovation



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APPENDIX 2

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **Mrs Helen CLAYTON**

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
WIGTOX LOUNGE 33 South Street, Rawmarsh			
Post town	Rotherham	Postcode	S62 5RF

Telephone number at premises (if any)	n/a
Non-domestic rateable value of premises	£ Not known, being re assessed

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *	<input checked="" type="checkbox"/>	please complete section (A)
b)	a person other than an individual *	<input type="checkbox"/>	
	i as a limited company/limited liability partnership	<input type="checkbox"/>	please complete section (B)
	ii as a partnership (other than limited liability)	<input type="checkbox"/>	please complete section (B)
	iii as an unincorporated association or	<input type="checkbox"/>	please complete section (B)
	iv other (for example a statutory corporation)	<input type="checkbox"/>	please complete section (B)
c)	a recognised club	<input type="checkbox"/>	please complete section (B)
d)	a charity	<input type="checkbox"/>	please complete section (B)

APPENDIX 2

e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs <input checked="" type="checkbox"/>	Miss	Ms	Other Title (for example, Rev)	
Surname CLAYTON			First names Helen		
Date of birth : [REDACTED] .			I am 18 years older <input checked="" type="checkbox"/> Please tick yes		
Nationality: British					
Current residential address if different from premises address			[REDACTED]		
Post town	ROTHERHAM			Postcode	S62 5RE
Daytime contact telephone number			07495179393		
E-mail address (optional)		wigtoxlounge@mail.com			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					
N/A					

APPENDIX 2**Second individual applicant** (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over			I am 18 years old		Please tick yes
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

APPENDIX 2

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			
A	S	A	P				

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD		MM		YYYY			

Please give a general description of the premises (please read guidance note 1)

The premises comprises of part of what used to be the Rycroft Club. Rycroft Club was situated in two next door buildings, a converted church and the ground floor of a two storey house.

This application is in respect of the converted church only. The next door two storey house is now solely residential and forms no part of this application.

The applicant solely relates to the converted church, which will have a three way function.

- I. **Part of the premises will be used as treatment/therapy rooms. However, whilst these room are not part of the application, they are accessed via a doors located within the licensed area. People using the treatments rooms will also share the same toilets as the licensed area. The treatment/therapy rooms will be open between 09:00 hours and 19:00 hours on Monday to Friday, between 09:00 hours and 12:30 hours on Saturday and closed on Sunday.**
- II. **The rear of the premises is used as residential accommodation, with their own entrance/exit, which comprises of:**
 - **three ensuite rooms, with a shared kitchen. These room will be used as emergency short stay accommodations;**
 - **a two bedroom flat' and**
 - **a studio flat.**
- III. **The front of the premises will form the licensed area, which will have two fixed bars, one serving alcohol and the other alcohol, together with a range of non-alcoholic beverages and food e.g. coffees, milkshakes, ice creams and a selection of hot and cold snacks. There is also a mezzanine level within in the licensed area, which forms part of the licensed area.**

The outdoor consumption of alcohol, food and non-alcoholic drinks will be only allowed on a patio area to the front of the premises until 23:00 on every day. However, customers will be permitted to use this patio to smoke until the premises closes. No music, even at a background level, will be provided on the front patio.

Customers shall not be permitted to use the roof top terrace or the area to rear of the premises (car park) for the outdoor consumption of alcohol, food and non-alcoholic drinks at any time, nor will they be permitted to smoke in these areas.

APPENDIX 2

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	√
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	√
f)	recorded music (if ticking yes, fill in box F)	√
g)	performances of dance (if ticking yes, fill in box G)	√
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	√
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	√

In all cases complete boxes K, L and M

APPENDIX 2

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue						
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat						
Sun						

APPENDIX 2

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	√
				Outdoors	
				Both	
Day	Start	Finish			
Mon	10:00	23:00	<u>Please give further details here</u> (please read guidance note 4) It is planned to show children's films at weekends and school holidays. Whilst children's films will always be screened during the day (most likely during the morning hours), later hours are sought to allow an occasional pay to view sporting events to be shown.		
Tue	10:00	23:00			
Wed	10:00	23:00	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur	10:00	23:00			
Fri	10:00	00:30	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	10:00	00:30			
Sun	10:00	23:00			

APPENDIX 2

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

APPENDIX 2

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue						
Wed						
Thur			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)			
Fri						
Sat						
Sun						
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Mon						
Tue						
Wed						

APPENDIX 2

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	√
					Outdoors	
					Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon	12:00	23:00				
Tue	12:00	23:00	To allow the occasional performance of live music indoors.			
Wed	12:00	23:00				
Thur	12:00	23:00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)			
Fri	12:00	00:30				
Sat	12:00	00:30	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sun	12:00	23:00				
			New Years Eve 12:00 hours to 02:00 on the following day			

APPENDIX 2

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	√
					Outdoors	
					Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon	12:00	23:00				
Tue	12:00	23:00				
			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)			
Wed	12:00	23:00				
Thur	12:00	23:00				
			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6) New Years Eve 12:00 hours to 02:00 on the following day			
Fri	12:00	00:30				
Sat	12:00	00:30				
Sun	12:00	23:00				

APPENDIX 2

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	√
				Outdoors	
				Both	
Day	Start	Finish			
Mon	12:00	23:00	<u>Please give further details here</u> (please read guidance note 4) To allow the occasional performance of dance indoors.		
Tue	12:00	23:00			
Wed	12:00	23:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur	12:00	23:00			
Fri	12:00	00:30	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	12:00	00:30			
Sun	12:00	23:00			

APPENDIX 2

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon	<input type="text"/>	<input type="text"/>		Outdoors	<input type="checkbox"/>
	<input type="text"/>	<input type="text"/>		Both	<input type="checkbox"/>
Tue	<input type="text"/>	<input type="text"/>	<u>Please give further details here</u> (please read guidance note 4)		
Wed	<input type="text"/>	<input type="text"/>			
Thur	<input type="text"/>	<input type="text"/>	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri	<input type="text"/>	<input type="text"/>			
Sat	<input type="text"/>	<input type="text"/>	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun	<input type="text"/>	<input type="text"/>			

APPENDIX 2



I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	√
					Outdoors	
Day	Start	Finish			Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)			
Tue			To allow the indoor consumption of hot food and drink			
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)			
Thur						
Fri	23:00	00:30	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat	23:00	00:30	New Years Eve 23:00 hours to 02:00 on the following day			
Sun						

APPENDIX 2**J**

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	
				Both	✓
Day	Start	Finish			
Mon	12:00	23:00	State any seasonal variations for the supply of alcohol (please read guidance note 5) The outdoor consumption of alcohol, food and non-alcoholic drinks will not be permitted on the: <ul style="list-style-type: none"> • Front patio after 23:00 on every day 		
Tue	12:00	23:00			
Wed	12:00	23:00			
Thur	12:00	23:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) New Years Eve 12:00 hours to 02:00 on the following day		
Fri	12:00	00:30			
Sat	12:00	00:30			
Sun	12:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Helen CLAYTON
Date of birth	
Address	 Rawmarsh, Rotherham
Postcode	S62 5RF
Personal licence number (if known)	TBC
Issuing licensing authority (if known)	Rotherham MBC

APPENDIX 2

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

No adult entertainment or services, activities shall be provided at the premises

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	10:00	23:30	
Tue	10:00	23:30	
Wed	10:00	23:30	
Thur	10:00	23:30	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Fri	10:00	01:00	
Sat	10:00	01:00	
Sun	10:00	23:30	New Years Eve 10:00 hours to 02:30 on the following day

APPENDIX 2

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

1. The CCTV system installed at the premises, shall:
 - a. be maintained fully operational and in use at all times that the
 - b. premises are open;
 - c. make and retain clear images;
 - d. show an accurate date and time that the images were made; and
 - e. cover the inside the premises the externa front patio.
2. CCTV systems installed after 2021 should be a full digital systems with wide dynamic range IP cameras (WDR).
3. All CCTV images shall be retained for a period of not less than 31 days.
4. The CCTV footage shall be controlled and kept in a secure environment to prevent tampering or unauthorised viewing. A record will be kept of any person who accesses the system, the reason why and when.
5. A member of staff who is trained to operate the CCTV system, review images and supply footage will be present at the premises at all times when licensable activities are taking place.
6. CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority for purposes in connection with the prevention and detection of crime and disorder, in line with GDPR guidance.
7. A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
8. Suitable signage informing customers that CCTV is in operation shall be displayed in prominent positions inside and outside of the premises.
9. A record shall be kept of each member of staff who is authorised to sell alcohol and shall include the staff members full name, address, and date of birth. This record shall be retained on the premises and made available for viewing on request of the Police or an authorised officer of the Licensing Authority.
10. A Challenge 25 Policy shall be in operated. This Policy shall require that any person who appears to be under the age of 25 must provide ID prior to being served alcohol. Acceptable forms of ID are a:
 - a. passport;
 - b. UK photo driving licence; or
 - c. military ID card.
11. All refusals made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 - a. date of refusal made;
 - b. member of staff who made the refusal; and
 - c. if refused, whether fake ID was seized.

APPENDIX 2

- 12. Signs notifying customers of the operation of the Challenge 25 scheme shall be displayed at the entrance to the premises and at each point of sale.**
- 13. A bound incident book shall be maintained, in which the following shall be recorded:**
 - a. incidents of crime and disorder occurring at the premises (both inside & outside), which shall include the date and time of the incident; and**
 - b. any action taken, including if the police were called.**
- 14. The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request of the Police or an authorised officer of the Licensing Authority.**
- 15. The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.**
- 16. There shall be a zero-drug tolerance policy in operation at the premises, which shall include the requirement that regular checks are carried out by management to prevent the use of drugs by patrons; and that such checks are recorded.**
- 17. A copy of the premises drugs policy, and associated records, shall kept at the premises and made available to the Police or an authorised officer of the Licensing Authority upon request.**
- 18. The premises shall operate in accordance with the “ask Angela scheme” and notices to this effect shall be displayed.**
- 19. It is considered that, for the nature of the operation of the premises, door supervisors will not be ordinarily required. However, the use of door supervisors shall be risk assessed on an event-by-event basis. A written record of this risk assessment shall be kept on the premises, for a minimum of 6 month, and made available to the Police or an Officer of the Licensing Authority upon request.**
- 20. Where engaged, door staff shall be licensed by the SIA.**
- 21. It is considered that, for the nature of the operation of the premises, plastic/polycarbonate drinking vessels will not ordinarily be required however, a risk assessment will be undertaken should unusual events takes place and management deem it necessary.**
- 22. The consumption of alcohol, food and non-alcoholic drinks will not be permitted on the front patio after 23:00 on every day. However, customers will be permitted to use this patio to smoke until the premises closes.**
- 23. Customers shall not be permitted to use the roof top terrace or the area to rear of the premises (car park) for the outdoor consumption of alcohol, food and non-alcoholic drinks at any time, nor will they be permitted to smoke in these areas.**

APPENDIX 2

24. Children 12 years and under must accompanied and supervised by a responsible adult at all times, both inside & outside of the premises.
25. No children, that is any person under 18 years of age, will be permitted to remain on the premises (both inside or outside) after 22:30 hours unless accompanied and supervised by a responsible adult and attending a pre booked family function or similar event.
26. The premises will display a proxy notice in a prominent position explaining that it is an offence for adults to purchase alcohol and then supply it to persons under 18.
27. No signage or advertising for any special treatment provided in the adjoining treatment/therapy rooms shall be on display within the licensed area of the premises.
28. No adult entertainment or services shall be provided at the premises.
29. The DPS shall routinely attend meetings of the local Pubwatch scheme.
30. Notices asking people to leave the premises quietly shall be displayed at the premises main exit.
31. All staff shall receive training on induction and year thereafter, on the term's conditions and restriction of this Licence, together with:
 - a. operation of 'Challenge 25';
 - b. types of acceptable ID;
 - c. method of recording refusals;
 - d. refusing sales of alcohol to persons who appear to be drunk;
 - e. preventing proxy sales;
 - f. incident recording and when to call the Police
 - g. Drugs Policy;
 - h. Safeguarding children & vulnerable adults; and
 - i. operation of the "ask Angela Scheme".
32. Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.

b) The prevention of crime and disorder

as box a) above

c) Public safety

APPENDIX 2

as box a) above

d) The prevention of public nuisance

as box a) above

e) The protection of children from harm

as box a) above

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	/
•	I have enclosed the plan of the premises.	/
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	/
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	/
•	I understand that I must now advertise my application.	/
•	I understand that if I do not comply with the above requirements my application will be rejected.	/
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

APPENDIX 2

Part 4 – Signatures (please read guidance note 11)

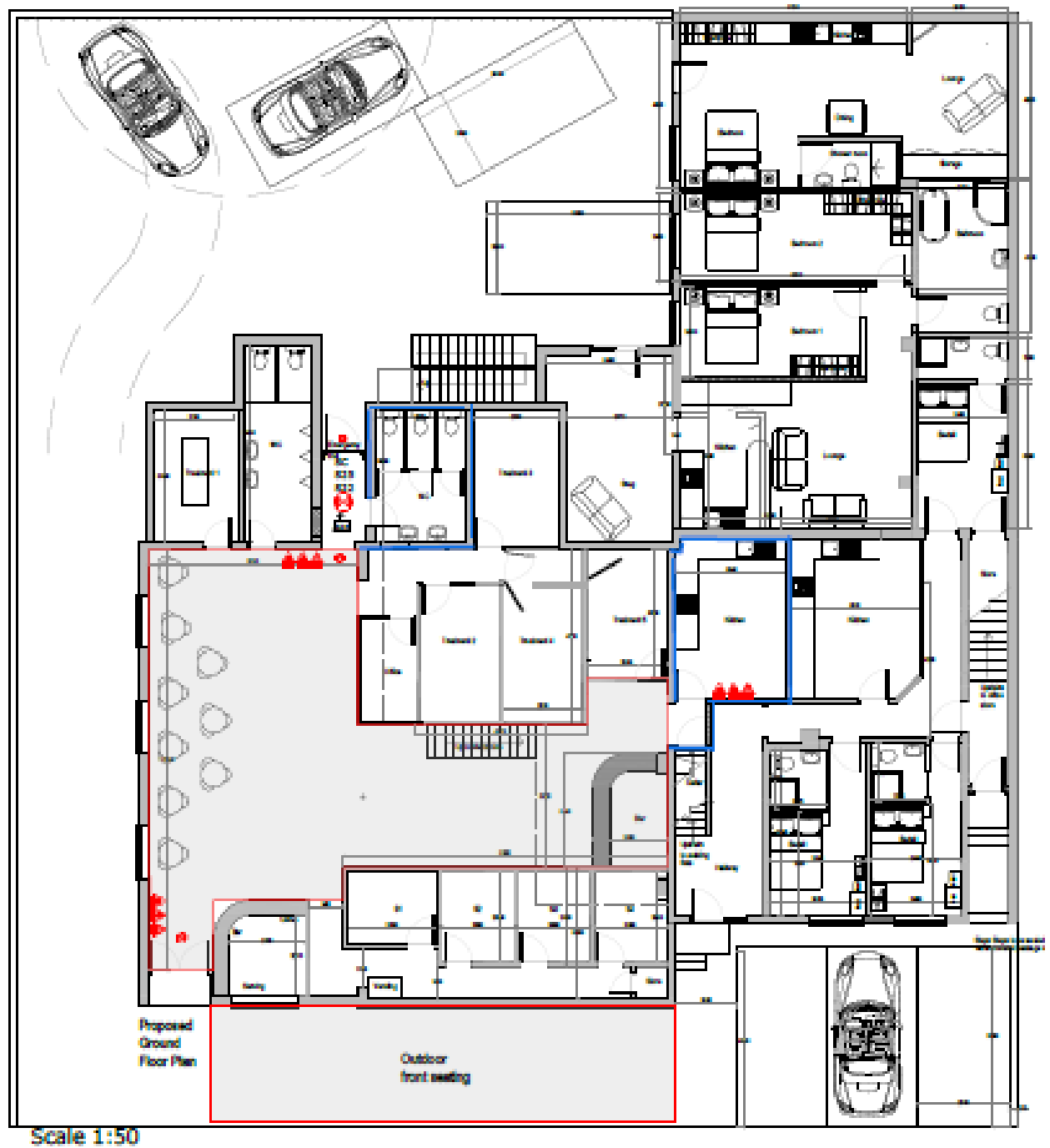
Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	Helen Clayton
Date	10th July 2025
Capacity	Applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			



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APPENDIX 3

10th July 2025

Letter to:

- Local Residents who had opposed the previous application; and
- All the Responsible Authority

Re: Application for the grant of a Premises Licence for the Wigtox Lounge, 33 South Street, Rawmarsh, Rotherham S62 5RF

The application my husband, Carl Clayton, made for the grant of a Premises Licence has been withdrawn. We have decided that, as I will be in day-to-day management as well as being the licensee of the Wigtox Lounge, it should be me that holds any Licence that may be granted. This decision has been made to prevent any confusion amongst staff, customers, local residents and the Responsible Authorities as to the line of management.

In accordance with this decision I have today made a new application for the grant of a Premises Licence. However, in making this new application I have done my best to have regard to the concerns that local residents raised to the earlier application my husband made.

The latest hour sought in the new application is reduced to 11pm on Sunday, Monday Tuesday, Wednesday and Thursday. Also, a decision has been made not to allow the roof top terrace to be used.

I hope the changes made to my application demonstrates the intention to be a good neighbour to those around us; and that I have had proper regard to the concerns that have been raised. I genuinely want to run a family friendly venue that will be an asset to the whole community. The plan is for the venue to be a local facility for local people.

Please feel free to contact me on [REDACTED] if you want to have a chat about our plans and/or have a look around the venue. I think you will be impressed with the effort we have made to make this a really nice community friendly space.

Very best wishes

Helen Clayton

APPENDIX 3

A Message from Wigtox Lounge

Let's Bring Something Positive to the community!

What Is Wigtox Lounge?





*We're building a Safe, Family-Focused Venue that welcomes all ages and brings people together — morning 'til night.
Here's what you can expect:*

- ✓ **A Welcoming Coffee Shop** – Open from morning for parents, workers, and passers-by to enjoy a peaceful cuppa.
- ✓ **Ice Cream Parlour for the Kids** – A fun, colourful space with indoor seating, treats, and happy faces.
- ✓ **Children's Parties** – Safe, supervised celebrations with staff who are fully trained and safeguarding certified.
- ✓ **Live Jazz & Acoustic Nights** – Mellow music for grown-up evenings. No late-night rowdy crowds.
- ✓ **Live Sport in a Controlled Setting** – Family-friendly match days in a respectful and responsible atmosphere.
- ✓ **Premium Cocktails & Mocktails** – Perfect for weekend get-togethers in a classy, welcoming environment



APPENDIX 3

We understand concerns — and that's why we've gone above and beyond:

-  All staff will be **DBS-checked, safeguarding trained, and hospitality certified.**
-  We are **a family-run business** with kids of our own – we wouldn't create a space we wouldn't want them in.
-  We're working **hand-in-hand with Rotherham Council** and local authorities to meet every regulation.
-  Our license does NOT mean late-night noise or disruption. Our aim is **balance, not bother.**

♥ Why We're Doing This

Because this area deserves more than takeaways and empty units.
Because families need places to laugh, relax, and connect.
Because not all licensed venues are loud or unsafe — **we're proof of that.**

Let's build something positive – *together.*

Questions? Concerns? We'd love to chat.

Telephone number- [REDACTED]

We're not just building a venue.
We're building a **community.**

33 South Street, Rawmarsh, S62 5RF.
Previously known as Ryecroft Social Club



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APPENDIX 4

Representations from Resonsible Authorities

Licensing Authority

Community Safety and Street Scene
Licensing, Riverside House, Main Street, Rotherham, S60 1AE
Direct Line: 01709 254955
E.mail: licensing@rotherham.gov.uk



My Reference: ASP/1522/070825

Your Reference:

Please ask for:
Alan Pogorzelec

Date:
7th August 2025

To:
Diane Kraus
diane.kraus@rotherham.gov.uk

Copy to:
Audrey Bailey
audrey.bailey@rotherham.gov.uk

Dear Mrs Kraus,

Wigtox Lounge, 33 South Street, Rawmarsh, Rotherham, S62 5RF

I write on behalf of Rotherham MBC acting in the role of a Responsible Authority and with reference to the application for the grant of a Premises Licence in respect of the above premises.

The application seeks consent to allow the:

- **Sale of alcohol** (for consumption on & off the premises) on:
 - Sunay to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following
- **Provision of live & recorded music and the performance of dance** (all inside only) on:
 - Sunay to Thursday between 12:00 hours and 23:00 hours;
 - Friday & Saturday between 12:00 hours and 00:30 hours on the day following
- **Exhibition of films** (inside only) on;
 - Sunay to Thursday between 10:00 hours and 23:00 hours;
 - Friday & Saturday between 10:00 hours and 00:30 hours on the day following
- **Provision of late-night refreshment**, for consumption inside the premises, on;
 - Friday & Saturday between 23:00 hours and 00:30 hours on the day following

Having reviewed the Operating Schedule provided as part of the application, the Licensing Authority is opposed the grant of this application as it considers that the applicant has not sufficiently demonstrated that the steps they are proposing will sufficiently promote the following licensing objectives:

- Preventing Crime & Disorder
- Protection of Children from Harm
- Public Nuisance

APPENDIX 4

- Public Safety

The Licensing Authority is of this view for the following reasons:

- The premises are seeking consent for the retail sale of alcohol until 0030 hours and yet they have stated that door supervision is not considered necessary.
- Outdoor areas are provided for use by patrons, with a number of restrictions in place regarding the activities that can take place in these areas after certain times (e.g. no consumption of food / drink on the patio area after 11pm). There is no information in the operating schedule regarding the arrangements that will be put in place for the monitoring and enforcement of this requirements.
- The terminal hour for the sale of alcohol is 0030 hrs – it is considered likely that this will attract patrons that have attended at other premises earlier in the evening that have chosen to attend the venue due to the later opening time.
- There is insufficient information within the operating schedule that outlines the steps that will be taken to minimise the impact of noise on the nearby residential properties and other noise sensitive locations.

The Licensing Authority is open to further discussion with the applicant with regard to these matters and will consider withdrawing the representation if agreement can be reached with regard to additional licence conditions. In order to assist, the Licensing Authority would like to propose the following:

1. Subject to condition 3 below, a minimum of two SIA door supervisors will be employed at the premises from 8pm on a Friday and Saturday until premises close.
2. Subject to condition 3 below, a minimum of 2 SIA Door Staff should also be employed at the premises on days when higher risk activities are taking place at or in the vicinity of the premises (a high risk activity would be one that is likely to see a significant increase in the number of people attending the venue and / or a change in the nature or behaviour of the people that attend the venue when compared with what would be expected had the activity not been taking place).
3. Conditions 2 and 3 will not apply if the both the licensing authority and South Yorkshire Police accept the findings of a satisfactory risk assessment carried out by the licence holder where those finding indicate that the use of SIA door supervisors is not required. The risk assessment must be accepted by the Licensing Authority and South Yorkshire Police prior to the withdrawal of SIA door staff from the premises.
4. When carrying out the risk assessment referred to in condition 3, the licence holder should have regard to any information provided to the licence holder by the Licensing Authority, South Yorkshire Police or any other reliable source of information.
5. A written copy of the risk assessment referred to in condition 3 must be available for inspection at the premises by any authorised officer.

APPENDIX 4

6. If the Licensing Authority or South Yorkshire Police consider that risk assessment referred to in Condition 3 is no longer acceptable or sufficient then conditions will apply until such time as both authorities accept a revised risk assessment.
7. Subject to condition 8, no person shall be admitted to the premises after 23:00hrs.
8. Condition 7 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs

As measures relating to the prevention of noise are venue dependant, I have not made any suggestions here regarding appropriate conditions. I would however direct the applicant to the Rotherham MBC Licensing Act 2003 Statement of Policy that provides examples of actions that premises may wish to take to reduce the impact of noise on nearby sensitive properties.

I am prepared to expand upon these matters further during a hearing before the Council's Licensing Sub-Committee, but in the meantime please feel free to contact me if you require anything further.

Yours Sincerely,



Alan Pogorzelec
Licensing Manager

Community Protection Unit (Environmental Health)

memorandum

Neighbourhoods



Rotherham
Metropolitan
Borough Council
Neighbourhoods

To:
LICENSING SERVICES

Date: 7 August 2025

Subject:

Premises Licence Application
Wigtox Lounge 33 South Street Rawmarsh Rotherham S62 5RF

Contact:
Kirsty Leonard

Ref:
062297

Extension:
01709 255013

I write with reference to the above application to which I received consultation papers on **10 July 2025** and would report as follows:

I have read the application document and it is noted that the application seeks consent to allow the following:

APPENDIX 4

Sale of alcohol (for consumption on & off the premises) on:

Sunday to Thursday between 12:00 hours and 23:00 hours;

Friday & Saturday between 12:00 hours and 00:30 hours on the day following

Provision of live & recorded music and the performance of dance (all inside only) on:

Sunday to Thursday between 12:00 hours and 23:00 hours;

Friday & Saturday between 12:00 hours and 00:30 hours on the day following

Exhibition of films (inside only) on;

Sunday to Thursday between 10:00 hours and 23:00 hours;

Friday & Saturday between 10:00 hours and 00:30 hours on the day following

Provision of late-night refreshment, for consumption inside the premises, on;

Friday & Saturday between 23:00 hours and 00:30 hours on the day following

This application raises a number of concerns due to the fact that the premises are in a noise sensitive location. The premises are in a residential area, directly adjacent to a primary school.

The premises have been subject to noise complaints in the past, due to noise from patrons leaving late at night. The provision of recorded music is likely to result in complaints from noise sensitive dwellings in close proximity. Though the music is proposed indoors, this is likely to be audible outside of the building due to windows/doors being open

The proposed development would cause a loss of amenity on the grounds of noise disturbance to noise sensitive receptors. Therefore it is the recommendation of this department that the License application is refused.

Should you require any further information regarding this application, please do not hesitate to contact me.

Signature

Representations from “Other Persons”

Other Person – Ward Councilor #1

From: Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>

Sent: 03 August 2025 22:14

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: Wigtox Lounge

I'd like to submit my response to the application related to the Wigtox Lounge in Rawmarsh.

The premises are located in the middle of a residential area, with people living very close by. The operating hours requested on a Friday and Saturday night are not suitable for a business operating in such an area. As submitted, there is a strong likelihood of residents being disturbed by the noise of customers coming and going from the premises late into the nighttime hours.

APPENDIX 4

Given the above, and in order to ensure that the licensing objective of preventing public nuisance is fully promoted, I would ask that the hours authorised for the provision of licensable activities are reduced on Friday and Saturday nights to 11pm.

Cllr Dave Sheppard

Other Person – Ward Councilor #2

I have been approached by a number of residents who have raised objections to the former working men's on South Street becoming a licensed premises again.

Most of the residents want to remain anonymous for fear of reprisals from the applicant.

Their objections fall within all four licensing objectives.

Broadly, the concerns are:-

- The impact of a late night licence on the residents who live on the street.
- They report that there was public nuisance and crime and disorder when the premises was a working men's club. They believe a new club would have the same issues.
- They are concerned that part of the premises is a beauty parlour and that crime and disorder could ensue as there is to be no separation between the two different businesses. They fear that intoxicated people could stray into the beauty area and that this would make the clients targets for offending. Children may also be accompanying their parents and this could place them in harm's way.

Thank you,

Cllr Rachel Hughes

Other Person One (South Street, Rawmarsh)

Sent: 10 July 2025 13:32

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: Re: Important - Licence Application - Wigtox Lounge, 33 South Street, Rawmarsh, Rotherham S62 5RF

I'm still not happy with a outdoor area on the front , where children and elderly will be walking passed a open area where people will be drinking alcohol. Resulting in the chance of verbal comments and bad language, especially around school hours, this should be a enclosed area with no visual access to the street . Also the 11pm is fine but that doesn't say about Friday or Saturday nights, as anything after the 11pm is a disturbance to residents. Which will cause both myself and my 15yr old daughter stress due to having a autism diagnosis (same as a open area on the front)

APPENDIX 4

What about the parking issues? It's already difficult to park outside our own homes at times , and we need access to the car without having to walk/search for it due to disabilities.

Also it says nothing about door staff (trained) or the issues of damage to our properties (car and urination on our front yard and passage).

So until these are addressed I would still be against this licence

Other Person Two (Hutchinson Road, Rawmarsh)

Sent: 20 July 2025 16:15

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: LICENSE APPLICATION-WIGTOX LOUNGE, 33 SOUTH STREET, RAWMARSH, ROTHERHAM S62 5RF

In reply to your recent email I understand that Carl Clayton has withdrawn his application for an alcohol license for the above premises and Helen Clayton has now applied for a license.

May I mention that I have been in touch with Councillor David Sheppard and it appears that planning permission has not been applied for these premises and the planning team are looking into this.

The new opening hours for Friday, Saturday and New Years Eve are far too late. It will mean that every weekend and Bank holiday customers will be drinking all day and residents will be unable to enjoy their gardens. Although only the patio is to be used as an outdoor drinking area they will gradually overspill and go round the back of the building unless it is securely gated. Even though there are to be notices up when customers come out and are walking home because they have been drinking they will be loud and argumentative. There will also be taxis flying about. Most of the surrounding residents are elderly and won't be happy about being disturbed in the early hours. Although Helen Clayton says the roof terrace will not be used, on section 'J' of the application she states that alcohol will not be permitted after 22.30 on every day. If they are open later than the other licenced premises in the area customer who have already been drinking will be coming along and imbibing more alcohol.

This application is not appropriate for these premises. The Lounge is on a narrow back street consisting mostly of terraced houses. It is not an affluent area (lots of people are on benefits) and will not be able to afford fancy cocktails etc. and it will encourage people to spend money which should be going on families and bills.

Outdoor drinking will be on a very narrow patio (6ft/8ft wide) and will spill onto the pavement. Children will be going past at home time which isn't suitable and they will be pestering their parents to go in and buy milk shakes, ice creams etc. again too much temptation. Children over 12yrs will be able to go in unaccompanied and will see customers drinking all day which then they will think is the norm. The building abuts an infant school and isn't appropriate for them to be passing or hearing any uncouth language.

Parking is already a problem on narrow streets and residents already have problems getting in and out and the traffic will spread to other streets. Opposite the premises was a car park

APPENDIX 4

but has now been built on. On the plans there are several studio flats for temporary accommodation so where will they park and also they will be encouraged to use the lounge for drinking and they will also be affected by the noise. Although the music is only being planned for indoors, the front door will be opened frequently for the customers on the patio and it will be a nuisance for residents.

The applicants Mr & Mrs Clayton have only been in the area for a short while and will be unaware of the problems caused at Ryecroft Club when police were called frequently for disturbances and fighting. Although Wigtox is spending lots on converting the building (seemingly without planning permission) I don't think they are being realistic about 'building a community' as you don't need alcohol to do this. They should just have had a coffee shop and cafe alongside their treatment rooms.

As owner/occupiers we [REDACTED] formerly object to the alcohol license been granted. It is not in the interest of public safety and preventing crime and disorder, not protecting children and young people. Please consider our objections.

Other Person Three (South Street, Rawmarsh)

Sent: 17 July 2025 20:26

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Application 054749 - Wigtox lounge

I understand there is a planning application submitted for Wigtox Lounge at the former Ryecroft WMC.

Please see below my appeal against the planning application and reasons why it should be seriously considered to be declined.

Seating - I understand they wish to have a rooftop terrace overlooking south street and main street open everyday from 10:00am until 10:30pm.

This arises major concerns for me when it comes to privacy. Guests would be able to directly see into people honestly, gardens and bedroom windows including mine. This is absurd especially if there are children's bedrooms. And given Rotherham councils appealing past with children, this should be a quick decision to reject this permission for a rooftop seating area altogether.

I understand they also want seating to the front of the property on south street open everyday from 10:00am to 11:00pm with smoking permitted.

This will cause anti social behaviour issues as it did when Ryecroft WMC was there. Constant noise, fights, police calls and drug deals taking place which all stopped when Ryecroft WMC shut it doors, therefore I do not wish to deal with this headache again. The constant noise from shouting, drunk revellers isn't right, especially when young children are leaving directly opposite and next door to the area. Also not to mention there is school right next to it.

Opening hours and serving alcohol - I understand the opening hours applied for are 10:00am to 1:00am everyday including upto 2:30am on new years eve. This is ridiculous, this is a family oriented street with young children and newborns, not a town centre.

APPENDIX 4

1:00am is too late to be open to revellers. This will cause issues for people working and also will encourage anti social behaviour which our police force have better things to do then be on south street again everyday like it was.

I understand alcohol wishes to be served until 12:30am everyday. Again, absurd! This will encourage excessive drinking, will cause anti social behaviour, fights at the premises and a nuisance to local residents.

Music - I understand they wish to have music everyday from 12:00pm to 12:30am.
Absolutely not!

This is complete disregard to local residents, it will cause nuisance, will keep children and newborns awake and it's just a stupid idea overall. This shows that the owners of the bar have no regard for the local residents whatsoever.

Overall, I object to the planning admission as a whole. It is not good for the local residents of south street and main street to have to put up with the anti social behaviour that will arise like it did when it was Ryecroft WMC. The plans put forward from the owners highlight they have no regards towards local residents and that does not install faith that they will act should issues arise, which they will.

South street and main street have become nice quiet streets to own a property on, hence why if you check Zoopla houses have sold her very quickly. Let's not ruin a popular quiet street for the sake of a drinking establishment when there are already enough in rawmarsh such as the queens, rawmarsh tap, horse and jockey, something brewing and the earl grey. We don't need any other drinking establishment in such close proximity, especially one on a family street.

So if Rotherham council actually care for residents then this will not be granted.

Should it be granted then it highlights that kcm really have their fingers dipped in deep at Rotherham council as you didn't follow your own procedure when I injected to the work already done at the former Ryecroft WMC, you didn't even follow up with me despite my numerous attempts to speak to someone.

[REDACTED]

Would you want this next to your home keeping your children awake?

Please acknowledge this email asap.

Other Person Three – Addendum 1

APPENDIX 4

Sent: 23 July 2025 19:50

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: Re: Premises Licence Application - Wigtox lounge

Listen to me.

I object to everything they have proposed. There does not need to be another drinking establishment in this area. The last one caused a lot of anti-social behaviour, wasted police time constantly, drug deals being done in the street and violence.

I think the opening hours are far too long. There are children living so close to the proposed premises. I know Rotherham council don't care for children (the grooming scandal) but at least see this from our perspective.

South street is a residential street, why have a drinking establishment on here where families reside. There is a main road for this with plenty of vacant properties, it's called Kilnhurst road.

And the part where I stated about Rotherham council don't care for children (the grooming scandal) you can keep that in so it's public.

Please acknowledge this email.

Other Person Three – Addendum 2

Sent: 24 July 2025 15:18

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: RE: Premises Licence Application - Wigtox lounge

And I want this to be taken seriously.

This is a family street with young children. Think about how you would feel if trouble was keeping your kids awake at night as it previously did with the Ryecroft social club.

Instead of Rotherham council thinking about money and filling up empty buildings with anything they need to think about what is best for residents.

Also directly opposite where the proposed club is wanting to be there is a young girl with severe autism who is looked after by her mum. Do you think a club will be in her best interest.

Be a human for once and put residents before money.

Other Person Three – Addendum 3

Sent: 29 July 2025 19:22

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: RE: Premises Licence Application - Wigtox lounge

Surely this isn't on.

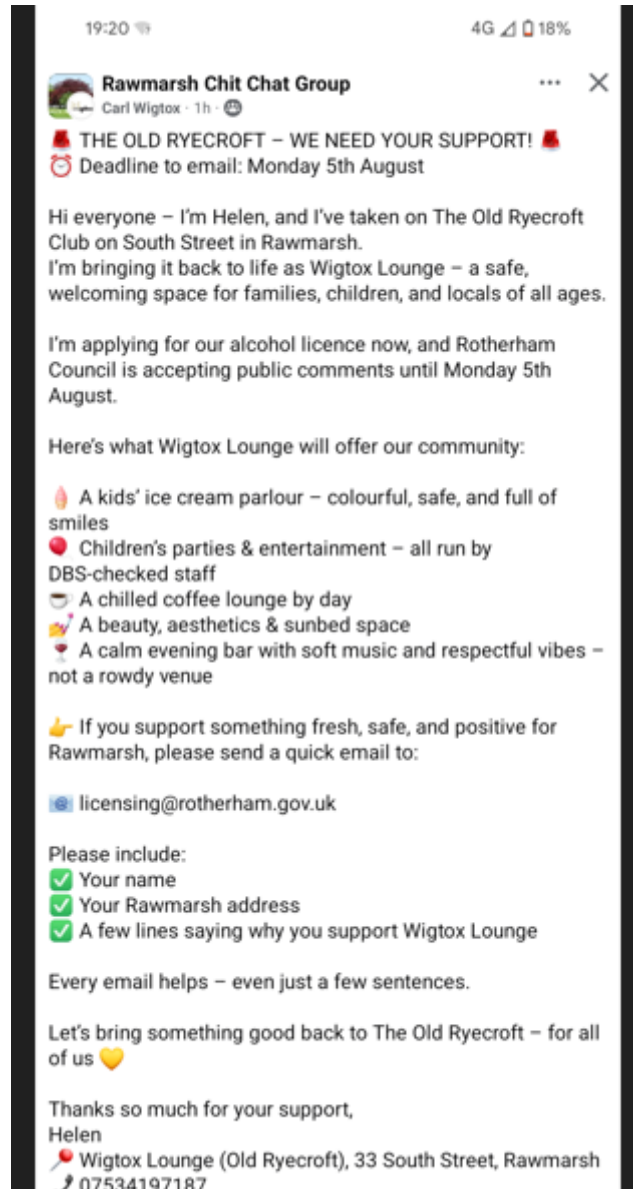
Pulling at heart strings on social media so anybody emails in to you to support the business.

Most people commenting don't even live in the area so surely this isn't fair.

APPENDIX 4

I've attached a screenshot. That's appalling. People emailing in to oppose actually live on the street whereas these people emailing in with support are lures in from social media.

I want a response on this. This isn't on.



Other Person Four (South Street, Rawmarsh)

Sent: 26 July 2025 12:34

To: rotherham_licensing@southyorks.pnn.police.uk; Licensing
<Licensing@rotherham.gov.uk>; Diane Kraus <Diane.Kraus@rotherham.gov.uk>; Cllr David

APPENDIX 4

Sheppard <David.Sheppard@rotherham.gov.uk>; Cllr Rachel Hughes
<Rachel.Hughes@rotherham.gov.uk>; John.Healey <john.healey.mp@parliament.uk>
Subject: Important - Licence Application - Wigtox Lounge, 33 South Street, Rawmarsh,
Rotherham S62 5RF

To whom it may concern,

Please see my response to application of Wigtox lounge for 33 South street, Rawmarsh,
S625RF

This is in relation to:

Sale of alcohol (for consumption on & off the premises) between 12:00 hours and 00:30
hours Friday and Saturday and 12:00 hours until 23:00 Sunday to Thursday.

Provision of late-night refreshment, for consumption inside the premises, on every day of
the week.

My concerns are related to the following issues:

- Prevention of crime and disorder
- Safeguarding of children
- Public nuisance
- Public safety

Prevention of Crime and Disorder

Granting a license to serve alcohol until 12:30 a.m. on a residential street is inappropriate,
even at a weekend. Historically, when alcohol was previously sold on these premises, there
were numerous incidents requiring police intervention. These included anti-social
behaviour, vandalism, and damage to vehicles. Reintroducing late-night alcohol and music
on this site risks exacerbating these issues and would significantly disrupt the safety of local
residents. Despite there being an 11 pm closing time at the previous premises there were
numerous occasions that residents had to phone the police past midnight to deal with the
antisocial behaviour happening on our street. This will only be further exacerbated by
longer hours.

As detailed above, the previous address has been used as a working mens club in the the
past. At this time, alongside the crime and disorder detailed above there was also open drug
use around the site. This included the clear selling of drugs outside the premises and drug
paraphernalia being left around the public bins and in residents bins. This also poses a
serious risk to children (please see section below). Even since the closing of Ryecroft
Working Mens Club, drug concerns continue to exist on our street and residents consistently
witness drug dealing taking place on bisby road. Of late this seems to be increasing within
the local area with numerous none residents now waiting on bisby or outside the school late
at night. I have already requested south

yorkshire police increase their presence in the area and am aware the councillor Dave
Sheppard has asked the same.

Public Nuisance

APPENDIX 4

1. Sound pollution

This is a residential area with terraced houses and relatively narrow streets. Sound travels freely up and down the road and the houses are quite close together. Previously, when the pub was open we could hear the conversations happening outside the pub while people were smoking in our home.

Since the closing of the working mens club our street has become a quiet residential street, numerous families have moved in and it has been a real change for the better.

Sound from the pub disrupts local residents, most of whom are working age or have young families. An opening time until 1am is not acceptable and would cause unnecessary disruption to residents alongside sleepless nights for adults and children. Most families have a room on the front of their houses. It is not acceptable to have residents disturbed by the sounds of this venue. The use of the front for seating also makes it impossible for residents not to be disturbed. The previous site used the back and side of the club for seating which did alleviate some of the noise on south street however I cannot attest to what this looked like for residents on main street.

2. Parking.

It has always been difficult to park near our homes on south street. Previously, the working mens club had an area used as a car park. This has now been repurposed into housing causing more of a challenge parking both in the day and at night for all local residents. There is not the infrastructure on and around south street to cope with the additional hmo flats (for whom parking is not provided), new houses built, the school and traffic visiting this proposed venue. This impacts on safety, especially where there are such a large number of children around and is a nuisance for residents.

3. Additional footfall

The additional footfall in and around the venue and the ability to take alcohol off site encourages anti social behaviour and causes an increase in noise. It also encourages an increase in litter, we currently are contacting the council on a weekly basis for the emptying of rubbish from bins. There is a large amount of litter left on the green areas of Bisby Road.

Protection of Children from Harm

The proposed site is immediately adjacent to a school. During my time living here, I have witnessed children having to pass individuals who were visibly intoxicated near the premises of Ryecroft Working Mens Club. This is not an acceptable environment for young people and raises serious safeguarding concerns. This will only be exacerbated by patrons being able to drink on the front of the site, next door to the school.

Without adequate measures to disrupt noise, sound will travel and inappropriate conversations may be over heard by children.

Noise from outdoor areas would also potentially disrupt children's learning.

APPENDIX 4

Finally when the ryecroft working mens club was open there was drug paraphernalia, glass bottles, broken glass and alcohol left on the streets. This is a significant risk to keeping children safe. The schools is also an infant only school meaning that children are often not able to adequately protect themselves from harm.

Public Safety

There are longstanding public safety concerns associated with this site. In the past, there have been instances of physical altercations, windows being put through, cars being hit by those leaving the pub intoxicated, drug dealing on the street and cars being set on fire. When Ryecroft Working Mens club was open we did not feel safe walking past the club at night. We finally are in a place where residents feel safe in their own homes and are not worrying about every sound. It is wholly unreasonable to put residents back in that situation until late at night.

I also have significant concerns about the multi use of this site and that there may be needles and scalpels for aesthetic treatments kept a door away from where people are drinking. I am concerned that one kicked down door could lead to a patron being armed with a weapon which could have an unspeakable impact on the safety of patrons and residents.

Emergency vehicle access has always been a problem due to excessive, poorly regulated street parking and a lack of available spaces as a result of the development of need houses on the street. Previously, the premises included a car park, but this space has now been repurposed for housing as approved by Rotherham Council, further reducing available parking. Additionally, the conversion of the site into flats has added further pressure on local infrastructure. Combined with the proximity to a school, these changes create real risks to public safety and require serious consideration. If there was a serious incident parking in this area currently prevents access for emergency vehicles and this is only likely to get worse. I also have a number of concerns around the safety of children at the end of the day due to the number of vehicles and again this will be exacerbated.

Addressing Concerns

As redress to my concerns I believe the following should be put in place to ensure that the community is kept safe.

1. Addressing the times of the alcohol licence.

It is unreasonable for a venue on a residential street to be open until 1am and serve alcohol until 12:30am. My suggestion would be that alcohol can be served until 10:00 pm (with a 10:30 closing time) Sunday - Thursday and 10:30 pm Friday and Saturday with a closing time of 11:00pm. This would be in line with similar local amenities such as rawmarsh tap which closes at 10pm week nights and 10:30pm weekends and local

off licences which have a latest closing time of 11pm. I would also note that all these local amenities are on a main road not in the middle of a residential street.

There is also an application for an opening time until 2:00am on new year's eve. While I appreciate this is a night where the venue may need to be open later, it is unnecessary for it

APPENDIX 4

to be open until this time. I would suggest that alcohol is served until 12:30am on this night only with a closing time of 1am in line with public houses.

2. Use of outdoor areas.

This is a residential street with the majority of residents of working age or families with young children. All houses have bedrooms on the front of our houses. I would suggest that outdoor areas close at 9pm Sunday - Thursday to prevent disruption to children and 10pm Friday and Saturday to ensure that residents who shift work are not disturbed. I would also request that consideration is given to either move the outdoor seating to the back of the venue or objects put at the front of the venue to redirect noise such as sound panels within a fenced area.

3. Parking.

There is a clear issue with safe parking on the street exacerbated by the repurposing of land previously used as parking for housing and the additional vehicles which will be generated by hmo housing. I would suggest that there is consideration to the front of the building being used for parking for the hmo housing with beer gardens on the back and a permit system being introduced for residents of south street so that they are able to park safely and within a reasonable distance of their homes. There could also be consideration of how the green spaces on bisby could be repurposed by the council for additional parking. This could also be a conversation with the school as there is not enough parking within the school grounds for staff to park.

4. Security.

First there needs to be installation of security cameras outside the venue and on south street to capture any antisocial behaviour to support the appropriate legal redress should any incidents occur. Secondly there needs to be a clear plan to move patrons on at closing time and prevent anti social behaviour, for example sri security being in place at the venue.

5. Litter.

There needs to be a commitment to ensuring litter is reduced on the street. Therefore I would request twice a week emptying of public bins and weekly litter picking on the street.

6. Potential drug use around the site

There needs to be agreement from Mrs Clayton about her response to incidents of drug use in the area and in his venue and an understand of how Mrs Clayton will work with South Yorkshire police to reduce and respond to drug use in and around the venue.

7. Access to dangerous objects

There needs to be clear safety planning to ensure that dangerous objects used in cosmetic treatment cannot be accessed by patrons. This needs to go further than being behind a locked door. There needs to be a clear risk assessment in place and clear plans about steps that should someone gain access to equipment and the order of these e.g. contacting the school to trigger lockdown procedures, contacting south Yorkshire police etc. While I am aware that this may seem extreme to those who have not lived in the area I have seen the

APPENDIX 4

extent of anti social behaviour in this venue in the past so am more than aware that a locked door can be quite easily kicked down.

8. Safeguarding of children

The use of the outdoor terrace, the risk of antisocial behaviour, the risk of drug use and other risks to children have serious safeguarding implications which need to be taken seriously in line with the law. I would suggest that any mitigation of this area invites the school and local authority safeguarding representatives into the discussion to ensure the adequate safeguarding of children. This area needs to be mitigated with suitably qualified professionals.

Finally I would like to express my concerns about the licensees information to given to local residents. It is proposed as a family friendly venue to give something back to the community. However information sent out does not make clear that the venue is planning to stay open until 1am. I do not understand any eventuality where a family friendly venue needs to be open till 1am and I would assume local residents would identify the same if they were aware. This is the second time information has been circulated by the proprietors about the plans and the opening times have not been made clear which I perceive to be an attempt to hoodwink the local community and doesn't inspire confidence that they are creating a venue to support the community.

I want to make it clear that for years then residents of South Street have had to put up with sleepless nights, anti social behaviour and not feeling safe outside their own homes (and this was with an 11pm closing time). Over the last few years, since the closing of the club, our street has become a quiet, calm, neighbourly place and a pleasure to live on. It is everyone's duty to ensure that this continues and the area and community continue to develop so that Rawmarsh is seen as a good and safe place to live. The the only way to ensure that the community continues to thrive is through the area being a desirable place to live rather than the opening of businesses which force people from the community and our street. None of the community would be opposed to a business repurposing the club in a positive way however this has to be done transparently to support the local community not in a way that increases risks in the local area and negatively impacts local residents.

With thanks,

Other Person Five (South Street, Rawmarsh)

Sent: 28 July 2025 21:45

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>

Subject: Wigtox Lounge Licensing Application

We wish to make a strong objection to the above licensing application in respect of 33 South Street, Rawmarsh and would make the following points:

APPENDIX 4

i) The venue is in the middle of a residential area and at the side of an Infants School. There are a great many houses close by. When the original Ryecroft WMC was opened in the early 1900's there were very few houses close by.

ii) There is no car park for the venue. There was one directly opposite but 3 town houses are being built on the site. Parking on South Street is already a big problem for residents particularly at night and this venue will only make the situation far worse. Residents already suffer from haphazard parking by parents of school children in the mornings and afternoon. Many parents keeping their engines running for long periods.

iii) Over the years residents have regularly been disturbed by noise from the club during and after licensing hours. Customers who sat outside drinking and smoking made a great deal of noise and were constantly shouting and swearing. Residents were unable to keep windows open or even sit in their gardens undisturbed particularly during the Summer months. A license issued to the club stated that there should be no drinking outside but this was never adhered to. The application states that there will be a seating area outside the entrance to the building and therefore the residents will be subject to noise and disturbance yet again.

iv) The application states that the rooftop terrace will not be used. However the door is already in place and who is going to stop it being used if the licence is granted.

v) The application states that children under 12 must be accompanied by an adult at all times and that no one under 18 can be on the premises after 10.30 pm. Does this mean that children aged 12 to 17 can be on licensed premises unaccompanied up to 10.30 pm?

vi) There is no separation between the so called coffee lounge, ice cream parlour, beauty parlour and drinking area.

vii) The licensing hours applied for are totally ridiculous and irrespective of the claim that noise will be kept to a minimum. How will they ensure that this will happen and what is classed as a minimum amount?

viii) A leaflet distributed by Wigtox says that this is what the community needs. Who did they canvas to reach that conclusion? Certainly not residents! The applicant has not lived in the area very long and has no idea of the previous problems caused by the former club.

Other Person Six (South Street, Rawmarsh)

Sent: 28 July 2025 21:03

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Representation for application 054749

To whom it may concern,

I am writing as [REDACTED] homeowner on South Street to formally object to the premises licence application submitted for "Wigtox Lounge" at 33 South Street,

APPENDIX 4

Rawmarsh, S62 5RF. While I think local business is important, I fear that the disruption this could cause has to be considered.

33 South Street is now flats and a building that is (according to WigTox posters) to be multipurposed. I would ask that all planning applications are investigated to ensure the proper planning and building regulations are upheld as the building has changed its purpose from a pub to flats and a pub/function room/coffee shop/ ice cream parlour/aesthetics centre. Planning applications should be split purposes and reflect the properties purpose both current and historic.

I object to this application on the grounds that it undermines the following four licensing objectives set out in the Licensing Act 2003:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

1. Prevention of Crime and Disorder

This premises is located in a quiet, residential street not suited to late-night commercial use. The proposed licensable hours—alcohol until 00:30, closing at 01:00—are inconsistent with local precedent. For comparison:

- The Horse & Jockey closes at 11:00 PM (10:00 PM Sundays)
- The Marquis closes at 11:00 PM daily
- The Earl Grey closes at 11:00 PM (8:00 PM Sundays)
- Rawmarsh Tap 10PM Sundays – Thursday and 10:30PM Fridays – Saturdays

All of these establishments are on main roads away from local residents. Late-night trading in a residential setting will attract patrons from other venues seeking extended drinking hours, increasing the likelihood of antisocial behaviour and noise. I fear that the noise of patrons walking to the venue and leaving the venue at night, no matter how well managed, by its very nature will increase noise, for example the use of the street facing seating area, people chatting, shouting goodbye or coming outside to smoke after having a drink. The only way to manage this is to have an earlier closing time (see below). The premises also plans to sell alcohol both on and off-site, which raises serious concerns about street drinking and disorder after closing which has happened historically.

Notably, the former pub on this site (The Rycroft WMC) was regularly attended by police due to alcohol-related violence, residents property and car damage, drug activity and disorder. These problems had a lasting impact on the community, and there is understandable fear that history will repeat itself.

There is currently no provision for door staff in the application or the advertisement sent by Wigtox to residents. This is deeply inappropriate given the proposed late-night hours.

We request, at a minimum, that SIA-registered security staff be required on Friday, Saturday and Sunday evenings until close. This can ensure a safe and swift disbanding of patrons.

2. Public Safety

APPENDIX 4

Parking on South Street is already severely limited. The application proposes no parking provisions, despite plans to increase footfall and introduce residential units. There is no capacity for safe parking for patrons, delivery drivers, or staff. Cars already park on pavements due to lack of space, blocking prams and emergency access routes. The venue also has no defined taxi pick-up point, meaning patrons will gather at the roadside after 1:00 AM, obstructing the road at a T-junction and increasing the risk of accidents.

Litter is already a major concern, the addition of alcohol consumption and outdoor seating will only increase this hazard, especially without a clear waste management strategy.

I request:

- A designated parking and traffic dispersal plan
- Daily litter pick-ups and additional street bins maintained by the premises
- No outdoor seating allowed on the front of the property (there is a back area that could be used and better contained)
- Limiting rooftop terrace hours (see below)
- To be closed on New Years Eve by 1:00AM and sale of alcohol to stop at 00:30AM.

3. Prevention of Public Nuisance

This development is wholly inappropriate for a residential street. Late-night music, intoxicated behaviour, outdoor smoking, taxi noise and bottle disposal will all erode community peace. This will affect not just sleep patterns, but residents' mental health and ability to work from home, especially those with caring responsibilities, disabilities or children.

The building sits at a T-junction, amplifying and echoing voices and music into the street. Conversations from customers will project into homes, many of which have bedrooms facing the street. The permission of a music and alcohol license, especially to such a late time, will only aggravate this.

Furthermore, there is no acoustic barrier, no seating plan, and no meaningful sound control proposed. Most homes in this area have families, shift workers, and retired residents. They are entitled to peace in their own homes.

Reasonable conditions must include:

- Alcohol sales to end by 9:30PM on weekdays and 10:00PM on weekends.
- Venue closed by 10:00PM weekdays and 10:30PM weekends.
- No front-of-property street seating
- Nightly bin-emptying and litter clear-up
- No amplified music audible from the property boundary

4. Protection of Children from Harm

Perhaps the most ethically serious issue is the location of this venue: directly next to an infant school (Rawmarsh Ryecroft Infant School). The school serves 5–7-year-olds. The proposed hours would overlap with school start and finish times during event setups, deliveries, and early-day alcohol service.

Children will be exposed to:

- Public drinking

APPENDIX 4

- Loud music and crowds
- Possible arguments, smoking and foul language from outdoor patrons

Alcohol off-sales until 00:30 risk street drinking within view of the school, undermining Rotherham's duty to protect minors. The risk of underage proxy sales is heightened given the location and lack of permanent supervision. Previous the venue had lots of issues with people smoking cigarettes, cannabis and loud conversations on the front of the property that would echo down the street. The only prevention for this is to have the seating area not on the front of the property that pours into the street. There is no clear differentiation between the front of property and the street.

I would also like to note that this re-application has been done during the school holidays not giving school the correct time to make comment if they wish. I would ask that someone reach out to the school to ask if they wish to make representation on this matter.

I request:

- A condition that no children under 18 may be on premises after 9:00 PM unless for a private family booking
- Full safeguarding training for staff
- Alcohol off-sales to end by 9:00 PM
- Outdoor areas not to be used during school hours (8:00 AM–3:30 PM)
- Outdoor area to be moved to the back of the property.

5. The Reapplication to Hide the Applicant's Potential Criminal Background

This is a reapplication that has been done changing from the husband to the wife. I feel like this a strategic in order to not allow the police to make representation on the matter.

It came to light during the first application from people within the neighbourhood that the applicant is potentially locally known for having a drug related criminal record. I asked that South Yorkshire Police make representation regarding this in order to have a clearer and factual understanding. This application was then revoked and put in another name. While some grateful amendments were made it does appear to be a deliberate evasive manoeuvre given that this is a family run business according to

Wigtown media and there will still be involvement from the previous applicant as he is the sole business owner according to companies house.

Emotional and Ethical Impact

This application represents not just a planning error but an ethical failure. It prioritises commercial interest over the wellbeing of families, children, elderly neighbours and vulnerable people. South Street is not a commercial zone—it is a close-knit, quiet community.

Local residents are already reporting anxiety, stress and fear and I share this with them. If this licence is granted in its current form, many will lose sleep, property value, and peace. Children attending the infant school next door will be forced to walk past smoking patrons and littered pavements. Local women have expressed fear of walking home in the evening if intoxicated crowds gather outside their homes.

APPENDIX 4

A business with this ethos—no bins for tenants, illegal curb parking and disregard for public lighting of the applicant has shown insufficient community values to be trusted with a late-night licence. I also think, as someone who works at 8:30am on New Years Day, that allowing the venue to open until 2:00AM is unreasonable.

The communication shared by Wigtox to local residents is also misleading and states that they do not want 'late night noise or disruption' and does not mention the outdoor elements. With all the will in the world, allowing a license so late noise disruption is inevitable and will negatively impact my quality of life. You can not expect to own a music and alcohol license for such late hours and uphold those assurances. I feel that the business itself is unclear and in allowing these licences, opens scope to abuse that will impact me as a local resident.

While I do not want the application to be upheld at all, I do require the following as a minimum:

<u>Topic</u>	<u>Requested Condition</u>
Alcohol Hours	Sales to cease at 10:00 PM weekends and 9:30PM weekdays.
Closing Time	Premises to close by 10:30PM weekends and 10:00PM weekdays.
Security	SIA-registered door staff required on Friday and Saturday evenings. Clear distinction between the main road and the property using a clear dividing boundary such as a fence.
Outdoor Restrictions	No seating at the front of the property onto the street.
Waste & Litter	Bins provided inside and outside; nightly waste clean-up required.
Noise Control	Soundproofing installed; no amplified outdoor music; enforce "quiet dispersal."
Parking	No customer parking on-street; designated taxi drop-off/pick-up point.
Children's Safety	No under-18s on premises after 9:00 PM; safeguarding policy required.
Off-Sales	Off-premises alcohol sales to cease by 9:00 PM.
New Years Eve	To be closed on New Years Eve by 1:00AM and sale of alcohol to stop at 00:30AM.

I appreciate your consideration and urge the Licensing Authority to protect our residential amenity, uphold its own policies, and put people before profit. Please do not allow this application to set a precedent that fundamentally changes the character of South Street and places the community at risk. We have found peace after Ryecroft WMC was closed down and I would like to keep my street the quiet, peaceful place it now is.

Other Person Seven (Grange Road, Rawmarsh)

Sent: 30 July 2025 00:14

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Licensing hours, Wigtox Lounge 33, South Street, Rawmarsh.

APPENDIX 4

I'm writing over my concern regarding the application by Wigtox Lounge, 33, South Street, Rawmarsh for Friday and Saturday opening hours serving until 12.30 am. I think it's going to be at least 1am before the premises will be emptied.

This is in the middle of housing with many people still working on Saturday and Sundays I feel the old licensing hours of 11pm is late enough.

Other Person Eight (Marrion Road, Rawmarsh)

Sent: 04 August 2025 15:27

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge 33 south street Rawmarsh s62 5rf

I am writing on behalf of my household, as [REDACTED] neighbour of the premises on South Street, to formally object to the licence application submitted by Mrs Helen Clayton for "Wigtox Lounge" at 33 South Street, Rawmarsh, S62 5RF.

We object to this application on the grounds that it undermines the following four licensing objectives set out in the Licensing Act 2003:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

The premises are located in a quiet, residential street not suited to late-night commercial use. The proposed licensable hours (Sale of alcohol (for consumption on and off the premises) on Sunday to Thursday between 12:00 hours and 23:00 hours, Friday and Saturday between 12:00 hours and 00:30 hours on the day following)

are inconsistent with local precedent. Late-night trading in a residential setting will attract patrons from other areas seeking extended drinking hours, increasing the likelihood of antisocial behaviour. The premises plan to sell alcohol both on and off-site, which raises serious concerns about street drinking and disorder after closing. Notably, the former pub on this site -The Ryecroft WMC, later renamed as South Street Social Club- was regularly attended by police due to alcohol-related violence, drug activity and disorder. These problems have had a lasting impact on the community, and there is understandable fear that history will repeat itself. There is currently no provision for door staff in the application. This is deeply inappropriate given the late-night hours. We request, at a minimum, that if plans go ahead, SIA-registered security staff be required on Friday, Saturday and Sunday nights until closure.

2. Public safety

Parking on South Street is already severely limited. The application proposes no parking provisions, despite plans to increase footfall and introduce residential units. There is no capacity for safe parking for patrons, delivery drivers, or staff. Cars already park on pavements due to a lack of space, blocking prams and emergency access routes. The venue also has no defined taxi pick-up point, meaning that patrons will gather at the roadside after

APPENDIX 4

1:00 AM, obstructing the road at the T-junction and increasing the risk of accidents. Vehicles are already parked on grass verges, and Bisby Road is now being used as a car park; this is only expected to increase and worsen when the venue opens. Litter is already a major concern; the applicants' tenants were left without bins for a long period of time, and refuse regularly accumulated on the pavements and grassy areas as community bins were used. The addition of alcohol consumption and outdoor seating will only increase this hazard, especially without a clear waste management strategy. As a close resident, I have experienced first-hand verbal abuse from patrons of the previous establishment when I have asked patrons not to block my driveway or to remove their litter, some of which was frequently thrown onto my garden where my children play. History will repeat itself, placing such a venue in a residential area and breaching the peace.

3. Prevention of Public Nuisance

This development is wholly inappropriate for a residential street. Late-night music, intoxicated behaviour, outdoor smoking area, car and taxi noise and bottle disposal will all erode the community peace. This will affect not just sleep patterns, but residents' mental health and ability to work from home, especially those with caring responsibilities, disabilities or children. The building sits at a T-junction, amplifying and echoing voices and music into the street. Conversations from the venue will project into homes, many of which have bedrooms facing the street. For the 2 years my family lived here before the Ryecroft closed, we were unable to have our windows open during the summer due to the disruptions from patrons. Our children will have to once again endure hot summers without having proper ventilation due to the noise.

Furthermore, a front patio area with outdoor smoking and drinking areas will generate unacceptable levels of sound and disruption. There is no acoustic barrier, seating plan, or meaningful sound control proposed. Most homes in the area have families, shift workers, and retired residents. They are entitled to peace in their own homes. Equally, opening until 2:30 AM for New Year's celebration is unacceptable when there are working families in such proximity. A lounge has no reason to be open New Year's so late in a residential area. Since the closure of The Ryecroft WMC, the community have

benefited from a quieter residential area, improving community spirit and mental health. Theft and damage to properties have also decreased in the last five years, since the closure of the Ryecroft. Reopening an establishment that encourages disorder will only cause harm to the wider community.

4. Protection of Children from Harm

Perhaps the most serious ethical issue is the location of this venue, directly next to a primary school, Rawmarsh Ryecroft Infant School. The school accommodates children aged 4-7 years old. The proposed hours of the venue would overlap with school start and finish times during event set-ups, deliveries, and early-day alcohol service.

Children will be exposed to;

- Public drinking
- Loud music
- arguments, smoking and foul language from outdoor patrons

All the above points have been witnessed numerous times when the previous establishment was open, also parents drinking in the street before then entering the school to collect their children. As you can understand, the encouragement of this poses a safeguarding risk to the

APPENDIX 4

children. I have also witnessed loud music when the school is open, potentially impacting the learning environment for young children. Rotherham council should be doing their utmost to safeguard all children from these environments, as it claims to be the children's capital of culture. Psychologically, these encounters have a lasting impression; indirectly encouraging a lifestyle centred around alcohol. As a community in partnership with the council, events like this should be learnt from and prevented for future generations. Alcohol off-sales until 00:30 creates the potential risk of street drinking within view of the school, which undermines Rotherham Metropolitan Council's duty to protect minors and protect residents from disruption within their homes. There are also other risks of underage proxy sales, heightened by the location and lack of permanent supervision.

5. Emotional and Ethical Impact

This application represents not just a planning error but an ethical failure. It prioritises commercial interest over the well-being of families, children, elderly neighbours and vulnerable people. South Street is not a commercial zone; it is a quiet community on a small, narrow street with no footfall other than residents. Local residents are already reporting stress, anxiety and fear over the prospect of a licensed establishment being opened. If the license is granted, many residents, myself included, will be at risk of mental health issues worsening, lack of sleep, peace and for many, a devaluation of their property.

Primary-aged children will be forced to listen to and walk by intoxicated patrons and littered pavements, including drug paraphernalia. Footfall and an increase in vehicles also impact the safety of children crossing roads. Women have expressed their fear of walking past the establishment in the evening when large crowds of intoxicated men are present outside. Previously, crowds would shout profanity at women, including me, as we walked past the establishment. I suffered numerous panic attacks in the short time of living near the old establishment before it was closed. The current applicant's

business ethos (no bins for tenants, illegal curb parking, disregard for public lighting and community feedback) has shown insufficient community values to be trusted with a late-night licence. The term 'Lounge' is misleading; this venue and the capacity within the licence permit have the potential to cause serious harm to local residents who have experienced calm and peace since the closure of the previous establishment. The application for such a late-night venue in a residential area is also not in line with other licenses held nearby in less residential areas. It is highly unreasonable to expect local residents to endure late hours of chaos and disruption. I urge the council to take action, visit the site, speak to residents, and support local residents.

I would also like to direct your attention to the Environmental Protection Act of 1990. Within the legislation, it states that councils have a duty to protect residents,

- unreasonably and substantially interfere with the use or enjoyment of a home or other premises
- injure health or be likely to injure health

Granting a licence permit would go against the legislation, and evidence of this has been highlighted several times throughout the email. Residents will be limited to the enjoyment they can have in their homes and gardens due to the invasion of privacy from patrons of the establishment. Injury to health includes mental health; unruly and disruptive behaviour late-

APPENDIX 4

night, especially, and disruption to sleep patterns, heckling of residents in their gardens or walking past are all factors that would damage the psychological well-being of residents.

A social media campaign to gain votes in support of the license is now underway; my concern is that these residents do not live in direct line of any issues that would arise from the opening of a late-night venue, therefore, their support, unless in close vicinity, should not be counted. A license to serve alcohol is not needed to open what the owners claim to be a community space. Enjoyment can be had and profit made without the sale of alcohol or late-night opening hours. As the council supports making Rotherham the children's capital of culture, the encouragement of alcohol sales in an area that also looks to serve children is not in line with promoting the psychological well-being of the children of Rotherham.

Also, in terms of it being a community space, there has been no attempt made to speak with local residents and address the issues. Flyers have been posted only to select residents, giving the impression that the current owners do not understand how far of an impact the late-night hours have on residents; it is not just those on South Street who are affected.

In summary, the objections made are against a late night venue and an alcohol license. the objection is made as it does not fit with the current environment.

As residents, we appreciate your consideration and urge the Licensing Authority to protect our residential amenity, uphold its policies. Please do not allow this application to set a precedent that fundamentally changes the character of South Street, the surrounding streets and would undoubtedly place the community at risk. While I understand that you need to share these concerns, I would like to ask that my name and address remain anonymous under GDPR guidelines.

Other Person Nine (South Street, Rawmarsh)

Sent: 05 August 2025 15:47

To: Licensing <Licensing@rotherham.gov.uk>

Subject: 33 South Street

I am writing to provide objections to the application made by wigtox lounge, application no 054749, my main objections to the alcohol licence are the times requested, 11:30 pm Sunday through Thursday and 1am Friday and Saturday nights. This time is excessive in such a residential area, and later than any other alcohol premise in the area, all of whom are closed by 10:30/11pm.

Opening until such a late time will not only cause disruption to those who live in the houses directly adjacent to the premises but also poses the possibility it will attract customers already inebriated from other venues closing up to 2 hours before this venue.

I also object to the plans to have an outdoor seating area alongside the public footpath (without any fencing/gating) to prevent it being misused outside of opening hours.

The outdoor seating area will cause an increase of noise outside the venue, causing disruption to residents and potentially to the school right next door.

It also opens up the possibility of misuse by patrons/locals before or after closing.

APPENDIX 4

The applicant has been very vocal with leaflets, posters and social media posts regarding their desire to be a family friendly venue and a place for the community whilst omitting information that may create objections and asking people from the wider area to email their support without being fully informed as to the applications details and requests being made.

I do not agree such opening times and outdoor drinking will contribute to such a family friendly environment, especially when it will cause so many potential disruptions to the families that live close by.

Whilst I appreciate my next comments are not directly related to this licence application I feel it necessary to mention, the venue in it's former existence was a know hotspot for anti-social behaviour, crime and drug related incidents, all of which are documented by the police. I have concerns (especially after posts on social media) that it will attract the same former clientele especially with late evening drinking hours, and cause further problems for local residents.

My personal preference would be that the venue not be allowed to open for alcohol sales past 10:30/11pm in line with other local venues and that due to venues history the owners/managers hire security/door staff particularly on Friday and Saturday nights to ensure client behaviour is maintained and residents are not overly impacted.

I would also like to see the applicants implement a cut off time for minors to be on the premises (in line with almost all other child friendly alcohol venues).

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APPENDIX 5

REPRESENTATIONS IN SUPPORT OF THE APPLICATION

1. Other Person One (Goodwin Avenue, S62 7A6)

Sent: 12 June 2025 13:36

To: Licensing <Licensing@rotherham.gov.uk>

Subject: License application

I am emailing after having a leaflet shoved in my face this morning against the opening of the new Wigtox Lounge.

I am in favour of this venue opening up living in Rawmarsh myself and knowing my grandparents always drank in Ryecroft social club as it was before

I really hope this opens as it's just what the area needs

2. Other Person Two (Pringle Road , Brinsworth S60 5BG)

Sent: 12 June 2025 13:38

To: Licensing <Licensing@rotherham.gov.uk>

Subject: License application

I want to say I think the opening of Wigtox Lounge on South Street, Rawmarsh S62 5RF is a fantastic idea. This has come from receiving a leaflet asking me to go against through my door.

3. Other Person Three (Arthur St, Rawmarsh, S62 5ND)

Sent: 17 June 2025 06:09

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

I would like to offer my representation for Wigtox Lounge being an extremely positive business that will provide excellent services to Rawmarsh, Wigtox Lounge is a breath of fresh air, offering a family oriented atmosphere something the area is lacking.

4. Other Person Four (Woodleys Avenue, S62 7QH)

Sent: 17 June 2025 08:30

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

I am writing in support of the idea of Wigtox lounge being opened in the Rawmarsh area.

This would be great spot for family's to relax and enjoy some quality time. Rawmarsh is lacking in venues like this which can bring the community together in a kid friendly environment.

APPENDIX 5

5. Other Person Five (South Street, Rawmarsh)

Sent: 18 June 2025 09:27

To: Licensing <Licensing@rotherham.gov.uk>

Subject: The Wigtox lounge.

I reside at ■ South Street, Rawmarsh, directly adjacent to the new Wigtox Lounge venue. I am writing to express my support for the upcoming establishment and to address some concerns that have been raised in the community.

Firstly, I am genuinely excited about the transformation of the former Ryecroft Club building. For years, it stood as a derelict structure that attracted undesirable activities, including rough sleeping and occasional fires. The prospect of it being revitalized into a vibrant community space is a welcome change, and I believe it will significantly enhance our local area.

Recently, I was approached by a group of women who handed me a leaflet containing negative and, in my view, misleading information about the lounge's opening. They urged me to send an email expressing concerns, but after reviewing the leaflet, I found the claims to be unfounded. The information presented did not align with what I have learned from the owners of Wigtox Lounge.

In my discussions with the owners, I have been assured that the rooftop terrace will feature six-foot frosted glass panels to ensure privacy for both patrons and nearby residents. This is a significant improvement over the previous open railing, addressing potential privacy concerns.

Additionally, the leaflet failed to mention the family-friendly aspects of the venue, such as the coffee shop, ice cream parlour, and facilities for children's parties. These offerings will undoubtedly make the lounge a welcoming space for families and contribute positively to our community.

While I understand that change can be met with apprehension, I believe the opening of Wigtox Lounge represents a positive development for Rawmarsh. It is disheartening to see efforts to hinder its progress based on misinformation. I felt compelled to share my perspective to ensure a balanced view is considered.

Thank you for taking the time to read my email. I look forward to the opening of Wigtox Lounge and the opportunity to enjoy it as a valued member of our community.

APPENDIX 5

6. Other Person Six (Arthur Street Rawmarsh)

Sent: 16 June 2025 11:06

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Re Wigtox lounge, Rawmarsh

I'm would like to express my thoughts on the new project that's opening shortly on the old Ryecroft club grounds, I've read all details of what they're providing and contributing to the local area and I can only say how glad I am that something positive is happening in Rawmarsh for a change, something for everyone, families etc.

7. Other Person Seven (Revell Close S65 3NJ)

Sent: 18 June 2025 11:52

To: Licensing <Licensing@rotherham.gov.uk>

Subject: South street Rawmarsh

Good morning

I am emailing to say I want to say how I feel towards the opening of Wigtox lounge.

I think it is just what the area needs for all ages. I wanted to send this just as a positive towards their license application.

Thanks

8. Other Person Eight (Badsley Moor Lane , Herringthorpe, S65 2QE)

Sent: 18 June 2025 12:01

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Rawmarsh venue

It's an email in support of the opening of Wigtox lounge on south street in Rawmarsh.

I think it will be an excellent venue meaning I can enjoy a drink but whilst my kids are in a safe environment having an ice cream etc.

Not only this is will bring jobs to the area which is fantastic

Thanks

9. Other Person Nine (Clarke Avenue, Laughton Common, S25 3PJ)

Sent: 17 June 2025 10:48

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

Im emailing to express my support for the plans of a news coffee/lounge bar where the Ryecroft Club used to be in Rawmarsh.

APPENDIX 5

I think it would be beneficial to the area for not only creating jobs but also for the community to be able to have a safe space to come together.

My address is [REDACTED]. However im originally from Rawmarsh and all my family lives there so i spend most of my time in the area.

10. Other Person Ten (Osberton Street, S62 5JW)

Sent: 18 June 2025 13:07

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I'd like to say that I support the new family centre wanting to open in Rawmarsh called Wigtox lounge.

11. Other Person Eleven (Wheatcroft Road, Rawmarsh S62 5ED)

Sent: 17 June 2025 09:45

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

Hello I wish to support the above business. There isn't anything around our Rawmarsh community and it will be greatly welcome, a safe community spirit for all ages,

12. Other Person Twelve (Claypit Ln, Rawmarsh, S62 5EB)

Sent: 12 June 2025 10:29

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

I am emailing after seeing a license application in the advertiser for the old Ryecroft social club and I just want to express I am all for this. I think it will be a fantastic thing for the area and it is just what is needed for families.

I for one can not wait to visit once it's opens.

13. Other Person Thirteen (Monkwood Road, Rawmarsh S627JJ)

Sent: 24 July 2025 17:48

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigton Lounge

I am emailing in support of the new Wigtox lounge in Rawmarsh.

I live in the area and I fully believe it is what the area needs, even my mum who doesn't drink can not wait to visit with grandkids for a coffee and ice cream.

It will be brilliant and hopefully brings some jobs for the area.

APPENDIX 5

14. Other Person Fourteen (South Street, Rawmarsh)

Sent: 25 July 2025 12:45

To: Licensing <Licensing@rotherham.gov.uk>

Subject:

Hello I am writing to say I think the wigtox lounge on south street would bring a really good environment for the local area. I live on the street [REDACTED] and I personally think it'd be great. I know theirs been mixed opinions but it's for the younger and older generation which Rawmarsh doesn't really have anywhere for younger generation.

15. Other Person Fifteen (Ash Grove, Rawmarsh)

Sent: 30 July 2025 14:24

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox rawmarsh

I believe that the above establishment will bring locals a lovely place to relax, see friends and meet people in your own community.

16. Other Person Sixteen (Haugh Road Rawmarsh S62 7AJ)

Sent: 30 July 2025 14:21

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge - 33 South Street, Rawmarsh (old Ryecroft Club)

I write with regards to licensing for the new Wigtox Lounge at Rawmarsh.

I believe this would be a central community hub for the area, which local residents and further, would enjoy.

I feel this would re-invigorate the area and potentially bring about employment for local residents.

17. Other Person Seventeen (South Street, Rawmarsh)

Sent: 30 July 2025 12:05

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Support for License Application-

I live [REDACTED] to the premises in question.

I want to express my full support for the application. From the start, Carl and Helen have been respectful, approachable, and professional. The work has been carried out to a high standard, and everyone involved has shown consideration for the neighbours.

APPENDIX 5

I believe this new venture will bring real benefits to the street and the surrounding area. Instead of another empty or neglected unit, we're getting a well-run, welcoming business that will brighten up South Street. It's also a big plus to have somewhere nearby that parents from the school can pop into during drop-offs or pick-ups – whether for a coffee, a quiet break, or to access beauty and wellness services.

The venue offers something different – a safe, well-managed space that's clearly being created with community in mind. I've no concerns, and I fully support the licence being granted.

18. Other Person Eighteen (Peakstone Mews, Rawmarsh S62 6JR)

Sent: 30 July 2025 11:59

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I would like to register my support for the above property in its application for the licence required to purchase alcohol .

As a resident of Rawmarsh for twenty years it's great to see people still wanting to invest in providing a service to all residents.

To have a community hub offering all diverse options may lead to other areas taking up the mantle and trying it themselves.

Rotherham needs to move forward this is a way of doing so .

19. Other Person Nineteen (S62 5QT)

Sent: 30 July 2025 10:40

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Re - Old Ryecroft club reopening

I am in support of the old Ryecroft club reopening as a business and community hub. I live local and think it will be good for the area as there is nothing local at the moment.

20. Other Person Twenty (South Street, Rawmarsh)

Sent: 29 July 2025 18:44

To: Licensing <Licensing@rotherham.gov.uk>

Subject:

Hi i am writing in support of the wigtox bar on south street opening.i personally think this would be a good community base for the local community.i feel this is a great for the younger and older generation and gives something positive to the area as there isn't much around here.my name [REDACTED] south street i am personally looking forward to the opening of this and feel if this wasnt to go ahead It would be a great shame to something that would be great in so many ways.

APPENDIX 5

21. Other Person Twenty-One (Evelyn Street, Rawmarsh, S62 5JN)

Sent: 29 July 2025 18:42

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I would like to show my support for Wigtox lounge. I live just down the road from where it will be and like the idea of having what they offer in walking distance. I am a previous client of theirs and couldn't think of a more friendly and family orientated company.

22. Other Person Twenty-Two (Kilnhurst Road, Rawmarsh, S62 5LF)

Sent: 29 July 2025 18:44

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Ryecroft

I am here to say that the new establishment in Ryecroft area of Rawmarsh will be a huge boost to the community and I fully support it. It plans to cater to a wide scope of people and this is what our local area needs. Local pubs and cafes are all well and good, but this venue plans to be niche in offering a variety of different audiences. I urge you to permit them their license to give these people an opportunity to make our community a better place.

23. Other Person Twenty-Three (Hollybush St, Parkgate S62 6BG)

Sent: 29 July 2025 18:47

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

I am writing in support of The Wigtox Lounge at Rawmarsh.
It can only be an asset to Rawmarsh turning an old run down pub into a new property that will benefit all ages of the community.

24. Other Person Twenty-Four (Gower Way, Rawmarsh S62 7AD)

Sent: 29 July 2025 18:57

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigton lounge

To whom it may concern.

I am a resident in Rawmarsh and I am writing to you in support of the proposed Wigtox lounge on 33 South Street, Rawmarsh.

I believe it will be an asset to the community of Rawmarsh with its many and varied uses for differing groups of people.

APPENDIX 5

25. Other Person Twenty-Five (Springfield Road, S64 5SN)

Sent: 29 July 2025 19:05

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Support of the new Wigtox lounge on Main Street

I believe the support and opening of the new Wigtox lounge on South Street Rawmarsh will be a valuable asset to the community.

Not only providing activities for children, families and individuals but also providing a nice local community environment for locals to use.

Although I was a resident in Rawmarsh for over 35 years and now live in Kilnhurst. I would be using this establishment along with my family

26. Other Person Twenty-Six (Boundary Green, Rawmarsh)

Sent: 29 July 2025 19:09

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge (South St Rawmarsh)

Myself and family would like to put forward our support for the opening of Wigtox Lounge - formally The Old Ryecroft Club, Rawmarsh.

The refurbishment looks beautiful and will certainly be a fabulous place to visit with my children and grandchildren. Rawmarsh will be very lucky to have such an amazing venue like this. Credit must go to the new owners for having the vision and creativity to refurb an old building rather than it go to rack and ruin and then for a developer to buy it and turn it into an HMO. I certainly know what enhances our village better.

I wish the new owners every success in their endeavour and look forward to having a great community hub in Rawmarsh.

27. Other Person Twenty-Seven (Bernard Street, Rawmarsh, S62 5NR)

Sent: 29 July 2025 19:41

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge -Rawmarsh

I live in Rawmarsh no more than [REDACTED] metres from this brand new venue & fully support everything thats trying to be achieved especially a safe space for the children & coffee lounge.

APPENDIX 5

28. Other Twenty-Eight (Providence Place, Rawmarsh S62 7AW)

Sent: 29 July 2025 20:10

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Rawmarsh

An email regarding why I think it would be such a great idea for a place like Wigtox.

I am for a place like Wigtox, to set up and be inclusive of a place for children. Somewhere that local adults and children can go without having to plan an out of area day. The plans thus far are very appealing for myself to take my children and for them to enjoy some where new close to home.

29. Other Person Twenty-Nine (Knapton Ave, Rawmarsh, S62 7AW)

Sent: 29 July 2025 20:29

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I am sending this email to let you know I am very supportive of wigtox lounge it's going to be really good for the community for all ages I think it's about time something like this was opened in Rawmarsh as we need something like this in the community for all ages

30. Other Person Thirty (Pottery Lane, Rawmarsh S62 5HZ)

Sent: 29 July 2025 20:39

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Support for Wigtox Lounge Alcohol Licence Application

I am writing to express my strong support for the alcohol licence application for Wigtox Lounge, formerly known as The Old Ryecroft Club.

I believe that Wigtox Lounge will be a valuable addition to our community. Helen's vision for a safe and welcoming environment for families, children, and locals of all ages is truly inspiring. The variety of services, including a kids' ice cream parlour, children's parties with DBS-checked staff, a comfortable coffee lounge, and a calm evening bar, will cater to the diverse needs of our community.

Wigtox Lounge promises to be a place where families can enjoy quality time together, and adults can unwind in a respectful atmosphere. This kind of positive space is exactly what Rawmarsh needs, and I wholeheartedly support its establishment.

Thank you for considering my support for Wigtox Lounge. I hope you will approve the application and allow this wonderful project to thrive.

APPENDIX 5

31. Other Person Thirty-One (Heaton Bank, Rawmarsh S62 5RY)

Sent: 29 July 2025 20:41

To: Licensing <Licensing@rotherham.gov.uk>

Subject: THE OLD RYCROFT

I support the wig tox simply because there is absolutely nothing for kids to do around here an ice cream parlor is an amazing idea I have to travel 4½ miles away for my children to visit an ice cream parlor so it would be great to have one on door step also a new bar for quite drink in a quite area seems a great idea!! And ovcourse somewhere to be pamperd close to home sounds amazing! All the school kids after school coming out on a hot day and what more will parents want then an ice cream parlor next door kids will love it!

32. Other Person Thirty-Two (Heatons Bank, Rawmarsh)

Sent: 29 July 2025 19:16

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox

Just a quick email regarding the new community venue called wigtox at rycroft Rawmarsh I live a heatons bank at Rawmarsh and I think this is a very good place not just for older generations but also the young too I agree wigtox should be able to have there license and to be open it's absolutely amazing for the community and Im all for them to open and wish them the best success kind regards

33. Other Person Thirty-Three (St Marys S62 5BG)

Sent: 29 July 2025 21:37

To: Licensing <Licensing@rotherham.gov.uk>

Subject:

im supporting wigtox lounge because it would be one of very few safe places for new parents to take there children and play and relax with out worry.

34. Other Person Thirty-Four (Kilnhurst Road, Rawmarsh)

Sent: 30 July 2025 14:10

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

To whom it may concern,

I am writing to support the new wigtox lounge, it can only enhance the area and can only be a good thing for the local community. Somewhere to pop in for a coffee with friends or take the kids for an ice-cream. And a chill vibe for a quiet drink at night. I live very locally and with the school near by, mum's could have somewhere to chat and meet up.

35. Other Person Thirty-Five (Hallam Place, S62 5DG)

APPENDIX 5

Sent: 29 July 2025 21:52

To: Licensing <Licensing@rotherham.gov.uk>

Subject: The new lounge meeting

I think this new set up will be great for our community as it will be a safe space where people can meet up and make new friends memories and give them some where to go other than staying and having no one to talk to or just still and have cuppa with someone in a different environment

36. Other Person Thirty-Six (Kilnhurst Road, S62 5QQ)

Sent: 29 July 2025 18:47

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge, Rawmarsh

I'd like to say that I'm really looking forward to the new venture at the old Ryecroft pub site. It's just what the community needs and won't cause any problems at all from what I can see.

37. Other Person Thirty-Seven (Charles Street, S62 5NS)

Sent: 29 July 2025 19:24

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

This is just what the local neighbourhood need a place for all generations

38. Other Person Thirty-Eight 9 Sandhill Road, S62 5NU)

Sent: 30 July 2025 15:51

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox community club

Would like to offer support of this new venue opening in our village. A lovely new and welcoming environment for all ages ! Absolutely great news! Many thanks and good luck to all Involved!

[REDACTED]

39. Other Person Thirty-Nine (Marrion Road, Rawmarsh)

Sent: 29 July 2025 18:35

APPENDIX 5

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I as a local resident of the new wigtox lounge fully support the new venue and think it will bring something good to the community and be brilliant for all ages it's something my self and children look forward to opening

40. Other Person Forty (Heatons Bank, Rawmarsh)

Sent: 29 July 2025 20:52

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Old ryecroft

To whom it may concern this venture is really needed in the community to get people back out please all support it

Kindest regards

41. Other Person Forty-One (Lincroft Ave, Rawmarsh S62 6BD)

Sent: 29 July 2025 20:59

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox / old ryecroft building

I fully support the wigtox building and think this would be a great little place for all gender, all ages. This will be a great add to the community and can't wait to see it hopefully thrive!

42. Other Person Forty-Two (Marrion Road, Rawmarsh S62 5RQ)

Sent: 29 July 2025 21:14

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge.

My wife and I use to regularly go to the ryecroft club when it was open and when it closed our social network and the friends we made all stopped , having the wigtox lounge would benefit us and the community in bringing us all back together. Especially for parents and grandparents to enjoy the day in the cafe too , what a brilliant idea for all our community.

43. Other Person Forty-Three (Newbiggin Close, Parkgate, S62 6EF)

Sent: 29 July 2025 21:24

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge - Rawmarsh

APPENDIX 5

I am emailing in regard to the Wigtox Lounge, I fully support the opening of this, we need something fresh and new to this area!!

Regards,

44. Other Person Forty-Four (West Avenue, Rawmarsh S62 7BJ)

Sent: 29 July 2025 21:29

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Fwd: wigtox lounge - rawmarsh

I'm writing to state how excited i am for wigtox to open in rawmarsh where the old ryecroft pub used to be. I've been saying forever that we need a nice local coffee lounge, as most places around here are just corner shops or pubs and i think wigtox is going to make a really big impact in our local community. [REDACTED] and have lived in rawmarsh all of my life so i really hope this goes ahead. i also love the idea of a beauty place being part of that and a chilled bar area where people can choose to drink if they want to.

Overall i really love the sound of what wigtox has planned and i really hope it goes ahead. a lot of my family and friends have also been speaking about how excited they are for this to open .

45. Other Person Forty-Five (Benn Place, Rawmarsh, S62 5Ad)

Sent: 29 July 2025 21:56

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I feel wigtoz lounge would be a great addition to rawmarsh fetching the local community together just like the old ryecroft use to.

46. Other Person Forty-Six (South Street, Rawmarsh)

Sent: 29 July 2025 20:47

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Ryecroft club

[REDACTED] I think what the owners of the old Ryecroft club is amazing for the community and am 100% agreeable with the changes that have been made

47. Other Person Forty-Seven (South Street, Rawmarsh)

Sent: 29 July 2025 22:53

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

APPENDIX 5

In respect of the proposal for the wigtox lounge, being a resident on the street, I really think this is what the community needs, something for everyone! As a resident suffering with anxiety and depression this would be amazing for me to pop across the road, a bit of therapy is good for the mind body and soul, a relaxed place, and I truly believe it will bring the community together in harmony in such a lovely area of rawmarsh..im in full support of this..what an amazing idea.. if only there was more of this hassle free and safe space in our local area

Thanks for taking time to read.

48. Other Person Forty-Eight (Coronation Street, Rawmarsh S62 5LW)

Sent: 30 July 2025 06:30

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Fw: Wigtox application

We wish to offer our support to the licensing application made by Wigtox
This new establishment can only benefit an area that has lost so much and deserves the venue that has obviously had a lot of hard work and effort put into it

49. Other Person Forty-Nine (Kilnhurst Road, Rawmarsh)

Sent: 30 July 2025 06:57

To: Licensing <Licensing@rotherham.gov.uk>

Subject:

[REDACTED] I would like to support the application by Wigtox on South Street, Rawmarsh. I feel this would enhance community cohesion and provide facilities in the area that is sadly lacking.
Thankyou

50. Other Person Fifty (Church Street, Rawmarsh)

Sent: 30 July 2025 08:17

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge

I am emailing in support of the opening of Wigtox lounge in Rawmarsh on South Street.

This will be a real uplift for the community and a benefit for all in Rawmarsh. Rawmarsh is fast becoming a run down area and something like this could really boost the community! To stop this project would be a real detriment.

51. Other Person Fifty-One (Charles Street, Rawmarsh)

Sent: 29 July 2025 18:49

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Ooening of The Old Rycroft Club

APPENDIX 5

I live in Rawmarsh and The Rycroft Club holds many memories for myself growing up in the area and my families local socialising place.

Rawmarsh needs hubs for locals to gather and for children to visit. Kilnhurst road is now looking great and we need to support new enterprising business that are willing to give

Rawmarsh a chance to lift the overall image of the area.

Rawmarsh has changed and always had a busy street and had taken a downhill trend.

Lets get Rawmarsh back to what it used to be and an area to be proud of again.

Please support the new opening of Rycroft Club.

52. Other Person Fifty-Two (Heatons Bank,

Sent: 29 July 2025 23:19

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox

██████████ I am born and bread Rawmarsh. The Rycroft club has ways been a part of my life from early childhood to bigger milestones (I am now almost 28). It was always my grandads place of living and sadly he passed away in 2023. Up until the Rycroft being demolished, he chair was never sat in out of respect from all other customers who knew him (he was an 11am - 7pm kind of drinker). He also used to be on the comittee so a lot of my time was spent in there. There are also (well were also) a lot of other memorial plaques, places and photos inside the building from people who had died of natural causes and some others who had sadly taken their own life. It has always been the heart of the community and with the right people owning it will be cherished by many. There were many kids discos (easter, christmas, new year, bank hols etc) as well as childrens club trips which i personally went on many). The idea of it being turned into a family establishment but also allowing a liscence for alcohol for parents / people who want a quieter night out is fabulous. (Nothing to do with the fact it is a 5 minute walk away from me haha). The social club/pub trade is already dying. Rawmarsh as a community needs something to bring everyone back together since covid. Let this be it!

Kind regards

53. Other Person Fifty-Three (Main Street, Rawmarsh)

Sent: 30 July 2025 23:29

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox beauty salon

APPENDIX 5

I would like to recommend Wigtox Beauty Salon to the old Ryecroft club at Rawmarsh. What the owners have planned will be excellent beauty treatments in the salon, the lounge will be a fantastic place to unwind with a drink, meet friends or have an ice cream with the children. It's going to have something for all the family. Rawmarsh needs a place like this and on my doorstep! I'm looking forward to it opening.

54. Other Person Fifty-Four (Dickens Road, Rawmarsh, S625PH)

Sent: 30 July 2025 17:27

To: Licensing <Licensing@rotherham.gov.uk>

Subject:

Wigtox appears to be a fantastic idea.

Having attended before for treatments, this is good to know wigtox will be just around the corner.

i feel a good coffee / relaxing evening bar would be beneficial as nothing in Rawmarsh has a relaxing calming venue, also something for the kids . As my children attend the school next door , ice cream would be good for an after school treat.

Hope this goes ahead as planned .

55. Other Person Fifty-Five (Peashill Street, Rawmarsh, S62 5AQ)

Sent: 30 July 2025 20:46

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Re Wigtox

I live in the area of Rawmarsh and would just like to say, I fully support this business venture. Something that brings the community together can only be a good thing.

56. Other Person Fifty-Six (Marvell Way, Wath Upon Dearne, S63 7FL)

Sent: 29 July 2025 23:09

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox Lounge South St

We are writing to give our absolute support to the new Wigtox Lounge on South St Rawmarsh.

The idea they have making the Old Ryecroft Club into a Community Hub is a brilliant idea.

My Husband has a property at [REDACTED] Arthur St, Rawmarsh that we rent out & as an Ex resident we spend many happy times in Rawmarsh visiting friends & family & the Wigtox would make a fabulous addition.

We give them our full support

APPENDIX 5

Best regards

57. Other Person Fifty-Seven 9 Pottery Lane, S62 5HZ)

Sent: 03 August 2025 17:20

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Wigtox lounge

I am writing to say how much I think the new proposed wigtox lounge will be a great asset to our community. There is nothing like this in the area and I do believe this will bring people together. Their plans for things for the kids is great and something we are certainly missing.

I truly hope this licence is granted.

Kind regards

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IN THE MATTER OF :

NEW LICENCE FOR PREMISES LICENCE FOR THE WIGTOX LOUNGE, RAWMARSH

HELEN CLAYTON

APPLICANT

WRITTEN SUBMISSION ON BEHALF OF THE APPLICANT

1. This is an application for a new Premises Licence pursuant to Section 17 Licensing Act 2003. However, a premises has traded on this location for many years and has been a public house and previously a Working Men's Club (WMC).
2. The premises historically traded as a large WMC with an occupancy of 1000 or so persons. Following the demise of the WMC, the premises operated as a separate venue. Both venues focused upon the provision of live and recorded music, large scale events, even pantomimes and was very popular. Since the cessation of trading, the premises has been empty and was becoming derelict. The premises has been purchased by Mr & Mrs Clayton.
3. Mr & Mrs Clayton have undertaken significant capital investment into the premises. However, they were aware that the operation of a 1000 occupancy premises in a residential area was not appropriate and potentially not commercially viable. They have therefore diversified the nature of the premises. Please see item 1. of the Bundle – colour coded plan.
 - Edged blue – this is now residential accommodation comprising of three bedsits along with two separate lets taking over 50% of the previous licensed area.
 - Edged orange – Beauty and treatment rooms – sunbeds and therapies. Approximately 20%.
 - Remainder – approximately 25% to 30% allocated to back of house, mutual toilet facilities and licensed area including bar and coffee bar servery, with ice cream parlour offer.

4. The Committee are also referred to the Bundle submitted by the Applicant and in particular photographs of the interior and exterior of the partially refurbished premises.
5. During the drafting of the application, the Applicant worked closely with the Licensing Authority and took recommendations from South Yorkshire Police and it should be noted that there is no representation from South Yorkshire Police as to the application.
6. During consultation representations were received from Licensing and Environmental Health. Representations from many residents were received, some of which should be noted to be direct duplications of each other and raising matters relating to other jurisdictions, in particular Planning and Highways' matters.
7. The Licensing Sub Committee is asked in their deliberations to consider the weight of such representations and only take note of matters under the Licensing Act 2003.
8. Prior to the refurbishment the premise had no kitchen function. One of the principal offers of the property going forward will be the coffee bar and ice cream parlour which is designed to provide alternative offer to the traditional public houses in the area and sit more closely with the community and those persons frequenting the premises for beauty treatments. The significant reduction in size of the premises and the new layout does not lend itself to the undertaking of large scale events, it is anticipated that the new occupancy level will be approximately 250 person, furthermore unlike in the past there is no formal stage or performance area and this space will only facilitate the provision of entertainment by smaller groups duos or solo artists. Regulated entertainment has been applied for but is not the principal focus of the operation of the venue.

The Licensing Objectives

9. Central to the statutory regime are the four licensing objectives which are the only relevant areas for consideration and licensing objectives. They are as follows
 - Prevention of crime and disorder.
 - Public safety
 - Prevention of public nuisance.
 - Protection of children from harm.

10. The new proposed licensed premises has been designed to provide a pleasant environment for those attending but also protect the amenity of third parties. Points have been raised in relation to the area to the front of the premises. This is limited in space and it is to be noted that the historic roof terrace will not be used. The front area will not operate beyond 23:00 and is covered by 4 CCTV cameras along with direct supervision from the coffee bar server. When in use, will also have the benefit of frequent glass collectors.
11. Within the design of the premises, the amenity of those persons residing approximate to the property being existing residents or those at the converted residential accommodation have been prioritised with acoustic insulation being installed within the building to the satisfaction of the Planning Department, item 6 in the Bundle and closing of windows to the side of the premises from which noise breakout may take place. Please see Bundle photo 2 e. The operating statement contains a number of robust conditions agreed with the Licensing Authority prior to submission.

The Guidance

12. Under Section 182, the Secretary of State is required to issue Guidance to Licensing Authorities on the discharge of their functions under the Act. Section 4(3) requires Licensing Authorities to have regard to the Guidance.
13. So whilst the requirement to have regard to the Guidance is binding on Licensing Authorities, paragraph 1.9 of the Guidance recognises that :

“This Guidance cannot anticipate every possible scenario such as circumstances that may arise and, as long as Licensing Authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons. Departure from this Guidance could give rise to an Appeal or Judicial Review and the reasons given will then be a key consideration for the Courts when considering the lawfulness and merits of any decision taken”.

The Application Process

14. Section 17 sets out the procedure for applying for a new Premises Licence Application.

The Role of the Police, Licensing and EHO

15. At paragraph 9.12 of the Guidance it is stated that in their role as a Responsible Authorities, the EHO and Police are experts in their fields and will be the licensing authorities main source of advice. The Licensing Authority must determine on an evidential basis and justified on the evidence before it and not take into account the evidence that is not before it.
16. The Licensing Team and Police by pre-consultation are content with the proposed application. A representation was received from Alan Pogorzelec, the Licensing Manager, in discussions with the Manager the principal concern were as to the monitoring of the external area and problems which arose when the premises was operated previously but in a fundamentally different way. Conditions have been proposed to the Licensing Officer which I will set out at page 3 of the Bundle and that representation is now expected to be withdrawn.
17. The Applicant has endeavoured to speak with the Environmental Health Officer with regard to the content of the representation and particularly how it conflicts with that put forward by the same department in relation to the Planning Application – please see Bundle item 6. The nearest noise receptors will be the residents within the converted part of the premises and it is considered that there is no potential risk to them. Additional sound insulation has been provided to the premises in the form of double glazed windows, well fitting doors and a removal of windows adjacent to residential accommodation. It is considered that the nature of the premises, the level of attenuation, conditions already tendered sufficiently promote the licensing objective over the prevention of public nuisance.

Representations

18. A significant number of representations have been received from residents and two Councillors. In respect of those representations, the Applicant would respectfully submit to the Licensing Authority the following points.
- The current application should not be compared to the operation of the former WMC or public house, the Applicant being different, the licensed space being materially reduced and the basis of the overall operation completely different.
 - Public Nuisance – the potential for noise nuisance from large numbers of persons dispersing from the premises simultaneously is significantly reduced by virtue of the fact that the premises will not be undertaking “turns” nor attracting the same volume of persons.

- Litter – the premises has already committed to and undertaken responsibility for litter in the area. The complaints indicate the existence of prior to opening of the premises and thus, the premises cannot be responsible for that.
- Proximity to patio and children – the premises itself and outside area will be well monitored and managed. The premises is designed to be family friendly and welcoming particularly to females and families with young children. There is no evidence to support the allegation that the presence of the property with a licence will generate aggressive behaviour or abusive language. Suitable barriers have been ordered so as to delineate the extent of the external area.
- Operation of beauty treatments – there is strict licensing around the undertaking of various treatments and these will be required to be complied with.
- Parking is a matter in respect of which Planning is a principal input.
- Security- high quality CCTV system and security system installed.

Determination of the Application

19. The Applicant requests the Licensing Sub Committee to consider the quality of the evidence raised in opposition to the new licence. The Licensing Sub Committee is also referred to photos of work and nature of the layout.

20. The Applicant respectfully submit that the Licensing Authority must take note of the Guidance issued under Section 181 of the Licensing Act.

21. Relevant extracts from the guidance are as follows:

- a) All licensing determined should be considered on a case by case basis (9.42).
- b) The Authorities determination should be evidence based justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve (9.43).
- c) Para 9.12 continues to confirm the Licensing Authority should accept all reasonable and proportionate representations made by the Police unless the Authority has evidence that to do so would not be appropriate for the promotion of the licensing objectives. However, it remains incumbent on the Police to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing. *This equal applies to representations raised by third parties.*

- d) Para.9.44 - Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives.
 - e) Para 10.10 - The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided.
22. The Licensing Authority should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives, the Applicant contends that the conditions in the Application Bundle at item 3 promote the licensing objectives.
23. It is the Applicant's submission that the Licensing Committee should they consider not granting the application question as to whether this is on the basis of real evidence or speculation and whether the decision falls within the criteria set out in the case of Daniel Thwaites (2008 EWHC 838).

JOHN GAUNT & PARTNERS

August 2025

IN THE MATTER OF :

NEW PREMISES LICENCE FOR THE WIGTOX LOUNGE, RAWMARSH, ROTHERHAM

HELEN CLAYTON

APPLICANT

APPLICANT'S BUNDLE

1. Colour coded plan of areas of use.
2. Photographs of interior and exterior of premises.
 - a. Former premises – photo from 2022.
 - b. New premises frontage.
 - c. Internal works – bar and coffee lounge.
 - d. Internal works - back of house.
 - e. Noise attenuation works.
 - f. Camera locations to front of property.
 - g. Line of sight as to monitoring of front of property.
3. Conditions agreed with Licensing Officer.
4. Extracts of responses from Planning portal.

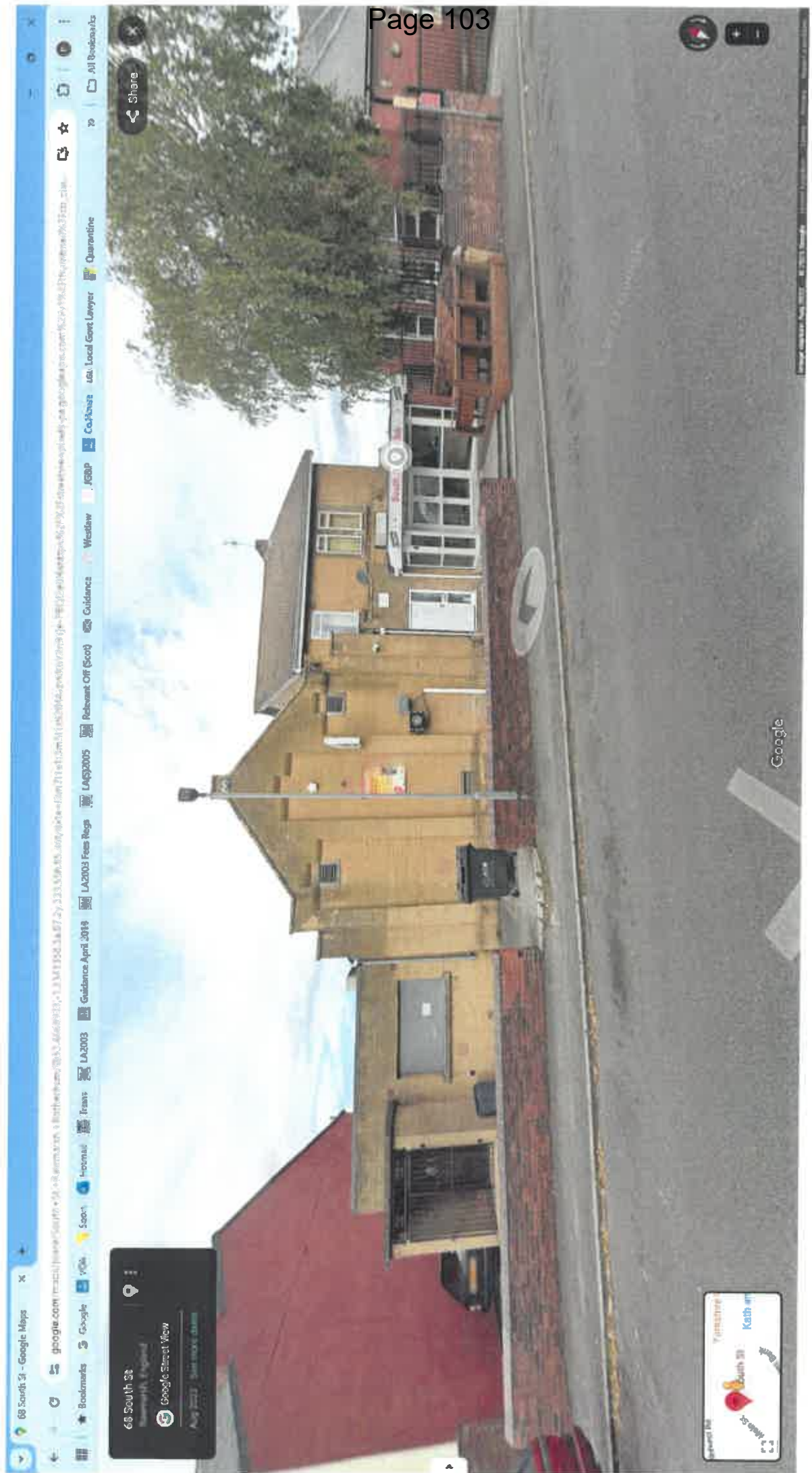


04-06-28

Accommodation

NOTE: Provide information
pertinent to all specimens to achieve
complete fire resistance

2a



26











29



Conditions Agreed with Licensing Enforcement Officer

1. Subject to condition 2, no person shall be admitted to the premises after 23:00hrs.
2. Condition 1 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs
3. The DPS or premise licence holder will risk assess the need for door supervisors or additional door supervisors at times of local or national interest are taking place at or in the vicinity of the premises (a high risk activity would be one that is likely to see a significant increase in the number of people attending the venue and / or a change in the nature or behaviour of the people that attend the venue when compared with what would be expected had the activity not been taking place); or in cognisance with South Yorkshire Police and Rotherham Licensing Authority. Such risk assessments shall require the provision of a minimum of two SIA door supervisors to be employed at the premises.
 - a. All door supervisors when working shall wear a uniform which clearly identifies them to the public as door supervisors, wearing high visibility jackets or vests.
 - b. A register shall be maintained for persons engaged as door supervisors to include the name and SIA number of the staff. SIA to be briefed as to details of any events and to record the time and dates of deployment including start and finish time.
4. A written copy of the risk assessment referred to in condition 1 must be available for inspection at the premises by any authorised officer.

memorandum

Community Safety & Street Scene

To:
PLANNING SERVICES

Date:
6 August 2025

For the attention of Robert Morrell

Planning Application: RB2025/0598

Use of building as a social club, beauty treatment rooms and sun bed pods (Use Class Sui Generis), 2No. self-contained flats, 3No. bedsits (Use Class C3 Dwellinghouses) and external alterations to building including replacement external staircase and screening to existing outdoor seating area at 33 South Street, Rawmarsh

Contact:
Paul Windle

Ref:
062422

Extension:
823118

I write with reference to the above application to which I received consultation papers on 31 July 2025, and would report as follows:

i) Consideration

I have examined the planning application and associated documentation. This is for the consolidation of the existing social club into a smaller facility, but with the addition of beauty treatment rooms and sun bed pods (Use Class Sui Generis), 2No. self-contained flats and 3No. bedsits (Use Class C3 Dwellinghouses). This also includes external alterations to the building including replacement of the external staircase and screening to the existing outdoor seating area at 33 South Street, Rawmarsh. The site is located within a residential area. Having previously visited the site and looked at the plans it is evident that there is adequate separation between the habitable rooms of the residential accommodation and the club/treatment rooms. Further to this, all habitable rooms are located away from the main club/treatment rooms.

ii) Conclusion

Given that the club is existing and will have a Premises Licence issued by the Licensing Authority, then I do not foresee any issues with the proposal.

In relation to the bedsits, there is specific legislation and requirements which must be complied with as it may fall into the category of being a Houses in Multiple Occupation (HMO). It is also possible that a HMO licence may need to be obtained from the Local Housing Authority.

iii) Recommendations

In light of the above, I would ask that if planning permission is granted in relation to this application that the applicant is directed to the Housing Licensing Team, Community Protection Unit as detailed below:

Housing Licensing, Community Protection Unit
Regeneration & Environment Services
Riverside House
Main Street
Rotherham, S60 1AE

Tel: 01709 823118

Email: landlordlicensing@rotherham.gov.uk

Should you require any further information, please contact me on the above number.

Environmental Health Officer

From: [REDACTED]
Sent: 19 August 2025 10:49
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED] aka.ms/LearnAboutSenderIdentification]

Application Number: RB2025/0598
Name: Mark Asquith

[REDACTED]
Barnsley
S73 0AJ

Comment Type: Support

Comment: Support for Proposal at 33 South Street, Rawmarsh (Former Owner Statement) Dear Sir/Madam, I am writing in support of the proposal for 33 South Street, Rawmarsh. I previously owned and operated the pub at this address and wish to provide first-hand evidence regarding parking, traffic, and historic use of the external balcony/terrace.

During my ownership, we regularly hosted large function events that attracted substantial crowds and required a high number of staff on duty at the same time. Despite these peak periods, I never experienced parking or traffic problems associated with the venue. There was ample on-street capacity and no congestion or disruption caused by arrivals and departures.

I would also like to confirm that, when I owned the premises, guests could exit the function room onto the balcony area, where benches were provided for patrons to sit with a drink or step out for a cigarette. This external space was part of the venue's normal operation and was used responsibly by customers. These were the good old days and were enjoyed by everyone, especially in the warmer months. In later years the structure became unsafe and therefore could not be used, but its historic use as an ancillary outdoor area is long-standing and well established.

I am genuinely overwhelmed that the building has not been demolished, but instead has been brought back to life to serve once again as a community venue for everyone to enjoy. I have visited and looked around the premises and was taken aback by how much work has been done. The standard of the refurbishment is superb and a real credit to those who have invested so much time and effort into it. I am especially happy that the venue is being brought back to life whilst still keeping its original features, which preserves the character and history that so many of us remember fondly.

Based on my direct experience, I believe the proposed reopening and improvement of the venue's balcony/terrace will restore a historic function without creating parking or traffic issues for the surrounding area. I fully support the application.



[REDACTED]

Sent: 14 August 2025 18:25
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Comment Type: Support
Comment: 33 South Street

As a resident of South Street, I'd like to express my full support for the proposed plans for the venue at number 33. I live close by and regularly pass the site, and it's clear to me just how much effort and pride the owners are putting into the place.

The transformation so far has been nothing short of impressive; it's already brought a fresh new look to the street, which is otherwise incredibly quiet outside of the school run times. I've had the chance to speak with the owners on a few occasions while walking past, and they've always been happy to explain what they're doing, listen to feedback, and answer questions from locals. It's clear they care about being a positive part of the community.

They're often seen outside sweeping up, tidying the frontage, and making sure the area is clean and welcoming; something that really stands out, especially when compared to how the building used to be maintained in the past.

A number of local parents I've spoken to are also looking forward to having somewhere family-friendly nearby, and the idea of being able to pop in after school or at the weekend is something that's been really well received.

Concerns around traffic and parking have been mentioned, but from what I've seen living here, these concerns are not reflected in reality. Even during peak times, South Street remains easy to access and free from parking issues. The road is usually very quiet, and I personally haven't experienced or witnessed any traffic-related problems.

I also understand staffing has been brought up, but this venue is far smaller in scale than the Ryecroft Club that previously occupied the site; and even back then, with much larger crowds and a busy events calendar, the area managed just fine.

In my view, this new venue will be a real asset to the neighbourhood. It's being run by people who are clearly committed to doing things properly and maintaining a positive relationship with local residents. I fully support the proposal and look forward to seeing it open and being enjoyed by the community.

Kind regards,

[REDACTED]

[REDACTED]

Sent: 14 August 2025 14:29
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Comment Type: Support

Comment: Support for Planning Application RB2025/0598 – 33 South Street, Rawmarsh**

I am a local workman who works on South Street on a regular basis and also drops my daughter off at the school there, so I see the traffic situation first-hand on a daily basis.

From my own experience, I honestly cannot understand how anyone can say this proposal will have a negative impact on traffic. Outside of school drop-off and pick-up times, the street is incredibly quiet — you are lucky if you see five cars drive up or down it. The only busy periods are during the school runs, and even then, the traffic lasts for no more than 15–20 minutes twice a day. If I’m being honest, those short bursts of school-related traffic are a far bigger contributor to congestion than anything this proposal would cause.

My family have run pubs all my life, and I know first-hand that this is a dying trade because everything seems to be against them. Landlords have to move with the times to keep trade and business going, and this proposal is a perfect example of doing just that. It’s about adapting, diversifying, and creating something that can survive in today’s climate.

For those reasons, I fully support this application. It will bring life back to an underused building, create jobs, provide services for the community, and keep a local business alive — all without causing the issues some have claimed.

[REDACTED]

Additional Information provided by the Responsible Authorities

Licensing Authority

The applicant has agreed the following additional conditions with the Licensing Authority:

1. Subject to condition 2, no person shall be admitted to the premises after 23:00hrs.
2. Condition 1 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs
3. The DPS or premise licence holder will risk assess the need for door supervisors to be employed at the premises. If such a risk assessment indicates that door supervision is required, then a minimum of two SIA door supervisors are to be employed at the premises at any particular time (as determined by the risk assessment).
4. Unless a risk assessment indicates otherwise, on days when higher risk activities are taking place at or in the vicinity of the premises then at least two SIA door supervisors are to be employed at the premises during the hours that the higher risk activities are taking place. A higher risk activity would be one that could reasonably be expected to result in a significant increase in the number of people attending the venue and / or a change in the nature or behaviour of the people that attend the venue when compared with what would be expected had the activity not been taking place (for example a major sporting event).
5. When carrying out a risk assessment regarding the provision of door supervisors, the licence holder and / or DPS should have regard to any information provided to the licence holder by the Licensing Authority, South Yorkshire Police or any other reliable source of information.
6. All door supervisors when working shall wear a uniform which clearly identifies them to the public as door supervisors, wearing high visibility jackets or vests.
7. A register shall be maintained for persons engaged as door supervisors to include the name and SIA number of the staff. SIA to be briefed as to details of any events and to record the time and dates of deployment including start and finish time. The register is to be retained onsite for a period of at least 12 months.

8. A written copy of any risk assessment referred to in these conditions must be retained for a period of at least 12 months and available for inspection at the premises by any authorised officer.
9. In addition to being monitored by the CCTV system, the external areas to which patrons have access whilst using the premises will be directly monitored via the coffee bar servery window and the use of glass collectors for both internal and external areas.

Consequential removal from application form of:

- It is considered that, for the nature of the operation of the premises, door supervisors will not be ordinarily required. However, the use of door supervisors shall be risk assessed on an event-by-event basis. A written record of this risk assessment shall be kept on the premises, for a minimum of 6 months, and made available to the Police or an Officer of the Licensing Authority upon request.
- Where engaged, door staff shall be licensed by the SIA

Community Protection Unit

From: Kirsty Leonard <Kirsty.Leonard@rotherham.gov.uk>

Sent: 26 August 2025 09:58

Subject: RE: Application for Grant of a Premises Licence - Wigtox Lounge, 33 South Street, Rawmarsh, Rotherham S62 5RF (WEB52/1)

Our refusal is based on the potential for noise nuisance and anti-social behaviour.

This could potentially be mitigated by a reduction in operating hours, as the main concern is noise from patrons being seated outside and leaving the premises late at night.

If the licensing hours were reduced to 23:00hrs, in line with other premises in the local area, we would look to withdraw our representations.

Kirsty Leonard
Community Protection Officer
Community Protection Unit
Regeneration and Environment
Rotherham Borough Council

Additional Information provided by “Other Persons” opposed to the application

Other Person 1

May i add to this post that , if you come and look at the parking after say 7pm , it is a nightmare parking to the right of the club, the comments by the previous owner cannot in my opinion be trusted due to under the last owner it had its licence taken away.

Also this commenting about the noise etc, clearly do not live directly across and would be severely affected by the excess noise from outside drinking. What has been done to protect our properties and cars from drunks?

As for anyone in rawmarch having a say in this, surely someone from more than 2 streets away should t have a say, as it won't effect them in anyway. Seems to me that the mention on social media got anyone from Rawmarsh to support it. That is clearly wrong.

If this is allowed to be open until stupid hours, can the council please offer to buy my house at full market value , pay for moving as it will make our lives unbearable, especially living with social and mental issues. Not that the council will care as they dont live across from it.

They shouldn't be allowed anything past 10pm full stop.

As for parking, if the council wan this to go ahead, then the parking outside of homes should be reserved for residents only , before the club is all9wed to reopen.

Yes I am aware it was a club before but more people have cars, the old club had a car park.

Other Person 2

I notice that there are 9 objections from residents who live in the immediate vicinity of the Wigtox Lounge and only 7 of the 45 people who are in favour of the application actually live nearby to the premises, so most won't be affected by the noise and associated problems as pointed out by the objectors

Other Person 3

It's a complete over development of a small site on a residential street and even highways put this in their report.

Also most of the people who have voted in favour of the establishment don't live on South street and have just come from what they have seen online. They haven't ensured the issues what a drinking establishment brought on to south street.

Us, that have objected to it have physically witnessed the uproar it will bring as we formally had to ensure issues when it was previously a drinking establishment.

Other Person 4

My original application still is relevant however please see my personal response to the bundle to support continued concerns a request for changes made to the license:

The Applicant has raised concerns about similarities in residents' representations. Any queries can be confirmed directly with the Licensing Authority, which holds the original submissions and can verify their authenticity.

The Applicant distinguishes this application from the former Working Men's Club by citing reduced capacity (approx. 250). However, the previous operation failed due to insufficient footfall. Residents recall that attendance rarely exceeded 250, yet police were frequently called for crime, disorder, and nuisance. A reduction in capacity does not safeguard against such issues (Licensing Act 2003, s.4).

The Applicant claims to offer a "family-friendly" environment, but a request to sell alcohol until 1am contradicts this. Government Guidance (s.182 Licensing Act 2003, paras. 2.22–2.26) stresses that protecting children from harm requires earlier terminal hours. Late alcohol sales increase risks of nuisance, disorder, and harm to children.

Noise concerns are not limited to residents in newly converted properties. Objections have also come from surrounding homes, which were previously affected. This resident recalls regular disturbance from noise inside and outside the premises, often requiring police intervention. Preventing public nuisance is a key licensing objective (s.4(2)(c)).

Litter issues cannot be dismissed. Since conversions began, there has been increased litter, and for a time, the Applicants failed to provide proper waste facilities, causing nuisance and rodents. Rotherham council should be able to supply information regarding this through freedom of information if the applicant so wishes.

Unlike previous proprietors, the Applicants propose outdoor seating, heightening risks of children encountering intoxicated patrons. The type of barrier to separate the area remains undefined, leaving risks inadequately mitigated (s.182 Guidance, paras. 2.21–2.29).

The Applicant's photographs do not accurately show the proximity of nearby housing. The Licensing Committee should give limited weight to images that fail to reflect the real residential impact (Hope & Glory [2011] EWCA Civ 31).

The Applicant seeks to sell alcohol until 12:30am with closing at 1am. Such hours are unsuitable for a quiet residential street. Licensing authorities must promote the objectives of preventing public nuisance and protecting children from harm (Licensing Act 2003, s.4). Government Guidance (s.182, paras. 14.51–14.64) supports earlier terminal hours in residential areas.

Case law confirms this approach:

- Hope & Glory [2011] EWCA Civ 31 – Licensing Authorities may give decisive weight to resident impact.
- Thwaites v Wirral [2008] EWHC 838 – Refusal upheld on public nuisance grounds.
- East Lindsey DC v Hanif [2016] EWHC 1265 – Restricting hours justified to prevent nuisance.

Local precedent also supports refusal. Nearby venues such as Rawmarsh Tap operate with 11pm terminal hours. Granting later hours would encourage anti social behaviour and disturbance.

Even with a condition barring new entrants after 11pm, serving alcohol until 12:30am and closing at 1am remains disproportionate and incompatible with this residential location. Licensing Authorities must prevent nuisance before it arises. Case studies, including Claire's Kitchen in Sheffield, show significant disturbance from later hours. The Applicant has proposed no robust noise management.

This application risks undermining all four licensing objectives. It fails to demonstrate how these will be upheld. In light of statutory duties (s.4 Licensing Act 2003) and case law (Hope & Glory, Thwaites), granting hours beyond 11pm would be inappropriate and disproportionate.

The Sub-Committee is respectfully invited to refuse the application, or at minimum, restrict alcohol sales to 11pm with strict security, outdoor and waste management conditions.

Other Person 5

It is also noted that in the solicitors letter it is claimed that the original club could hold 1000 people. This is totally wrong as the club was small and the main room could not accommodate more than 200 people.

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1. Subject to condition 2, no person shall be admitted to the premises after 23:00hrs.
2. Condition 1 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs
3. The CCTV system installed at the premises, shall:
 - a. be maintained fully operational and in use at all times that the
 - b. premises are open;
 - c. make and retain clear images;
 - d. show an accurate date and time that the images were made; and
 - e. cover the inside the premises and the externa front patio.
4. CCTV systems installed after 2021 should be a full digital systems with wide dynamic range IP cameras (WDR).
5. All CCTV images shall be retained for a period of not less than 31 days.
6. The CCTV footage shall be controlled and kept in a secure environment to prevent tampering or unauthorised viewing. A record will be kept of any person who accesses the system, the reason why and when.
7. A member of staff who is trained to operate the CCTV system, review images and supply footage will be present at the premises at all times when licensable activities are taking place.
8. CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority for purposes in connection with the prevention and detection of crime and disorder, in line with GDPR guidance.
9. A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
10. Suitable signage informing customers that CCTV is in operation shall be displayed in prominent positions inside and outside of the premises.
11. A record shall be kept of each member of staff who is authorised to sell alcohol and shall include the staff members full name, address, and date of birth. This record shall be retained on the premises and made available for viewing on request of the Police or an authorised officer of the Licensing Authority.
12. A Challenge 25 Policy shall be in operated. This Policy shall require that any person who appears to be under the age of 25 must provide ID prior to being served alcohol. Acceptable forms of ID are a:
 - a. passport;
 - b. UK photo driving licence; or
 - c. military ID card.

13. All refusals made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 14. date of refusal made;
 15. member of staff who made the refusal; and
 16. if refused, whether fake ID was seized.
17. Signs notifying customers of the operation of the Challenge 25 scheme shall be displayed at the entrance to the premises and at each point of sale.
18. A bound incident book shall be maintained, in which the following shall be recorded:
 - a. incidents of crime and disorder occurring at the premises (both inside & outside), which shall include the date and time of the incident; and
 - b. any action taken, including if the police were called.
19. The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request of the Police or an authorised officer of the Licensing Authority.
20. The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.
21. There shall be a zero-drug tolerance policy in operation at the premises, which shall include the requirement that regular checks are carried out by management to prevent the use of drugs by patrons; and that such checks are recorded.
22. A copy of the premises drugs policy, and associated records, shall be kept at the premises and made available to the Police or an authorised officer of the Licensing Authority upon request.
23. The premises shall operate in accordance with the “ask Angela scheme” and notices to this effect shall be displayed.
24. The DPS or premise licence holder will risk assess the need for door supervisors to be employed at the premises. If such a risk assessment indicates that door supervision is required, then a minimum of two SIA door supervisors are to be employed at the premises at any particular time (as determined by the risk assessment).
25. Unless a risk assessment indicates otherwise, on days when higher risk activities are taking place at or in the vicinity of the premises then at least two SIA door supervisors are to be employed at the premises during the hours that the higher risk activities are taking place. A higher risk activity would be one that could reasonably be expected to result in a significant increase in the number of people attending the venue and / or a change in the nature or

behaviour of the people that attend the venue when compared with what would be expected had the activity not been taking place (for example a major sporting event).

26. When carrying out a risk assessment regarding the provision of door supervisors, the licence holder and / or DPS should have regard to any information provided to the licence holder by the Licensing Authority, South Yorkshire Police or any other reliable source of information.
27. All door supervisors when working shall wear a uniform which clearly identifies them to the public as door supervisors, wearing high visibility jackets or vests.
28. A register shall be maintained for persons engaged as door supervisors to include the name and SIA number of the staff. SIA to be briefed as to details of any events and to record the time and dates of deployment including start and finish time. The register is to be retained onsite for a period of at least 12 months.
29. A written copy of any risk assessment referred to in these conditions must be retained for a period of at least 12 months and available for inspection at the premises by any authorised officer.
30. It is considered that, for the nature of the operation of the premises, plastic/polycarbonate drinking vessels will not ordinarily be required however, a risk assessment will be undertaken should unusual events takes place and management deem it necessary.
31. The consumption of alcohol, food and non-alcoholic drinks will not be permitted on the front patio after 23:00 on every day. However, customers will be permitted to use this patio to smoke until the premises closes.
32. In addition to being monitored by the CCTV system, the external areas to which patrons have access whilst using the premises will be directly monitored via the coffee bar servery window and the use of glass collectors for both internal and external areas.
33. Customers shall not be permitted to use the roof top terrace or the area to rear of the premises (car park) for the outdoor consumption of alcohol, food and non-alcoholic drinks at any time, nor will they be permitted to smoke in these areas.
34. Children 12 years and under must accompanied and supervised by a responsible adult at all times, both inside & outside of the premises.

35. No children, that is any person under 18 years of age, will be permitted to remain on the premises (both inside or outside) after 22:30 hours unless accompanied and supervised by a responsible adult and attending a pre booked family function or similar event.
36. The premises will display a proxy notice in a prominent position explaining that it is an offence for adults to purchase alcohol and then supply it to persons under 18.
37. No signage or advertising for any special treatment provided in the adjoining treatment/therapy rooms shall be on display within the licensed area of the premises.
38. No adult entertainment or services shall be provided at the premises.
39. The DPS shall routinely attend meetings of the local Pubwatch scheme.
40. Notices asking people to leave the premises quietly shall be displayed at the premises main exit.
41. All staff shall receive training on induction and year thereafter, on the term's conditions and restriction of this Licence, together with:
 - a. operation of 'Challenge 25';
 - b. types of acceptable ID;
 - c. method of recording refusals;
 - d. refusing sales of alcohol to persons who appear to be drunk;
 - e. preventing proxy sales;
 - f. incident recording and when to call the Police
 - g. Drugs Policy;
 - h. Safeguarding children & vulnerable adults; and
 - i. operation of the "ask Angela Scheme".
42. Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.