

LICENSING SUB-COMMITTEE

Date and Time:- Monday 23 March 2026 at 10.00 a.m.

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

Membership:- Councillors Garnett (Chair), Bower 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. Licensing Act 2003 - Consideration of an application (made in accordance with s.34 of the Licensing Act 2003) for the variation of the Premises Licence issued to Mrs Helen Clayton, in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham. S62 5RF (Pages 3 - 287)



JOHN EDWARDS,
Chief Executive.

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Committee Name and Date of Committee Meeting

Licensing Sub-Committee - 23rd March 2026 at 10:00 hours (10am)

Report Title

Consideration of an application (made in accordance with s.34 of the Licensing Act 2003) for the variation of the Premises Licence issued to Mrs Helen Clayton, 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

The application under consideration is to vary the terms, conditions, and restrictions of the Premises Licence issued to Mrs Helen Clayton, in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF.

Representations have been lodged to the application from Responsible Authorities and Other Persons. The representations from Other Persons are both for and against the application.

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 Premises Licence
- Appendix 3 Premises Layout Plan
- Appendix 4 Premises Noise Management Plan (NMP)
- Appendix 5 Variation application
- Appendix 6 Revised premises layout plans
- Appendix 7 Representation - Responsible Authorities.
- Appendix 8 Representations - Other Persons opposed to the application
- Appendix 9 Additional Information - Other Persons opposed to the application
- Appendix 10 Representations - Other Persons supporting the application
- Appendix 11 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 (November 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.34 of the Licensing Act 2003) for the variation of the Premises Licence issued to Mrs Helen Clayton, in respect of the premises known as Wigtox Lounge situated at 33 South Street, Rawmarsh, Rotherham S62 5RF.

1. Background

1.1 A location plan identifying the premises is attached at **Appendix 1**

1.2 Historically 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.

1.3 In 2013 a Premises Licence was granted to Ryecroft Club Limited. However, in January 2019 the Company went into liquidation and was dissolved, at which time the Premises Licence lapsed.

1.4 In June 2025 the current Licence holder, Mrs Helen Clayton, applied for the grant of a Premises Licence. This application, which was subject to representations both for and against, was determined by the Council's Licensing Sub Committee on 27th August 2025, who granted a Premises Licence that allows 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; and
 - New Years 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:**
 - 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; 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:**
 - Sunay 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.

1.5 The Premises Licence was made subject to the mandatory licence conditions

and those management control conditions offered during the application process and at the hearing.

- 1.6 A copy of the Premises Licence issued to Mrs Helen Clayton, and currently in force, is attached at **Appendix 2**. The agreed management control conditions are set out in Annex 2 of the Licence. In addition to being the Licence holder, Mrs Clayton is named on the Licence as the Designated Premises Supervisor (DPS), meaning she is the person responsible for the day to day management of the premises.
- 1.7 The approved layout plans of the premises, which form Annex 4 of the Premises Licence, are attached at **Appendix 3**.
- 1.8 A copy of the premises Noise Management Plan (NMP), as required by condition 39 of Annex 2 of the Premises Licence, is attached at **Appendix 4**.
- 1.9 The Licence holder has provided a revised NMP which is currently being considered by the Council's Community Protection Unit. An oral update as to the status of the NMP will be provided at the hearing.

2. Key Issues

The Application

- 2.1 On the 28th January 2025 Mrs Helen Clayton made an application to vary the Premises Licence issued to her in respect of the Wigtox Lounge, 33 South Street, Rawmarsh, Rotherham S62 5RF. A copy of this application is attached at **Appendix 5**.
- 2.2 The revised layout plan, that accompanied the variation application, is attached at **Appendix 6**
- 2.3 The application seeks consent to vary the Premises Licence so as to:
 - Extend the earliest authorised hour to allow the sale of alcohol, playing of recorded music, the performance of dance and the exhibition of films on every day of the week to 9am.

Note: Start time currently authorised for the sale of alcohol, playing of recorded music and the performance of dance is 12 noon, with a start time of 10am for the exhibition of films.

- Extend the latest authorised hour to allow the sale of alcohol, playing of recorded music, the performance of dance, the exhibition of films and the provision of late-night refreshment on Friday & Saturday to 1am on the following day.

Note: Latest time currently authorised for the sale of alcohol, playing of recorded music, the performance of dance, the exhibition of films and the provision of late-night refreshment on Friday & Saturday is 12.30am on the following day

- Remove the conditions 1 and 2 of Annex 2 of the Premises Licence which restrict admission to the premises after 11pm.

Note: Conditions 1 and 2 of Annex 2 of the Premises Licence state:

1. Subject to condition 2, no person shall be admitted to the premises after 23:00hrs; and.

2. Condition 1 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs.

- Remove condition 29 of Annex 2 of the Premises Licence that prohibits the use of the roof top terrace and replace it with a condition that allows it to be used for the consumption of food and drink between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am until the premises closes.

Note: Condition 29 of Annex 2 of the Premises Licence states:

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.

- Include the first-floor function room (accessed via the roof top terrace) as part of the area authorised for the provision of licensable activities.
- Replace the premises layout plans attached at Annex 4 of the Premises Licence with the plans submitted with the variation application

Note: Revised plan are attached at Appendix 6 to the report.

Consultation

- 2.4 Consultation on the variation application has been carried out in accordance with all statutory requirements and the Council's procedure. In addition, those Other Persons who had continued to make representation to the application for the grant of a Premises Licence were consulted on the application to vary the Licence.
- 2.5 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.
- 2.6 At the end of the consultation period representations from four Responsible Authorities and from Other Persons have been received. The representations from the Other Persons are both for and against the variation application.

Representation from the Responsible Authorities

- 2.7 Four Responsible Authorities have made representations to the variation application, namely Development Control (Planning), Public Health; the Licensing Authority and Community Protection Unit (Environmental Health –

Noise). A copy of the representations received from the Responsible Authorities is attached at **Appendix 7**.

- 2.8 At the time of writing no additional information in support of the representations made by the Responsible Authorities has been received.

Representations from Other Persons Opposed to the Application

- 2.9 Representations opposing the application have been received from seven “Other Persons”. A copy of the representations opposed to the application is attached at **Appendix 8**.
- 2.10 A further photograph in support of their representations has been submitted by “Other Person 5”, a copy of which is attached at **Appendix 9**.

Representations from Other Persons Supporting the Application

- 2.11 Ninety three representations in support of the application have been received from “Other Persons”. A copy of the representations supporting the application is attached at **Appendix 10**.

Supporting Documentation submitted by the Applicant

- 2.12 The applicant, Mrs Helen Clayton, has provided documents in support of the variation application, a copy of which is attached at **Appendix 11**.

The Hearing

- 2.13 The applicant, representatives of the Responsible Authorities and “Other Persons”, both for and against the application, 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

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

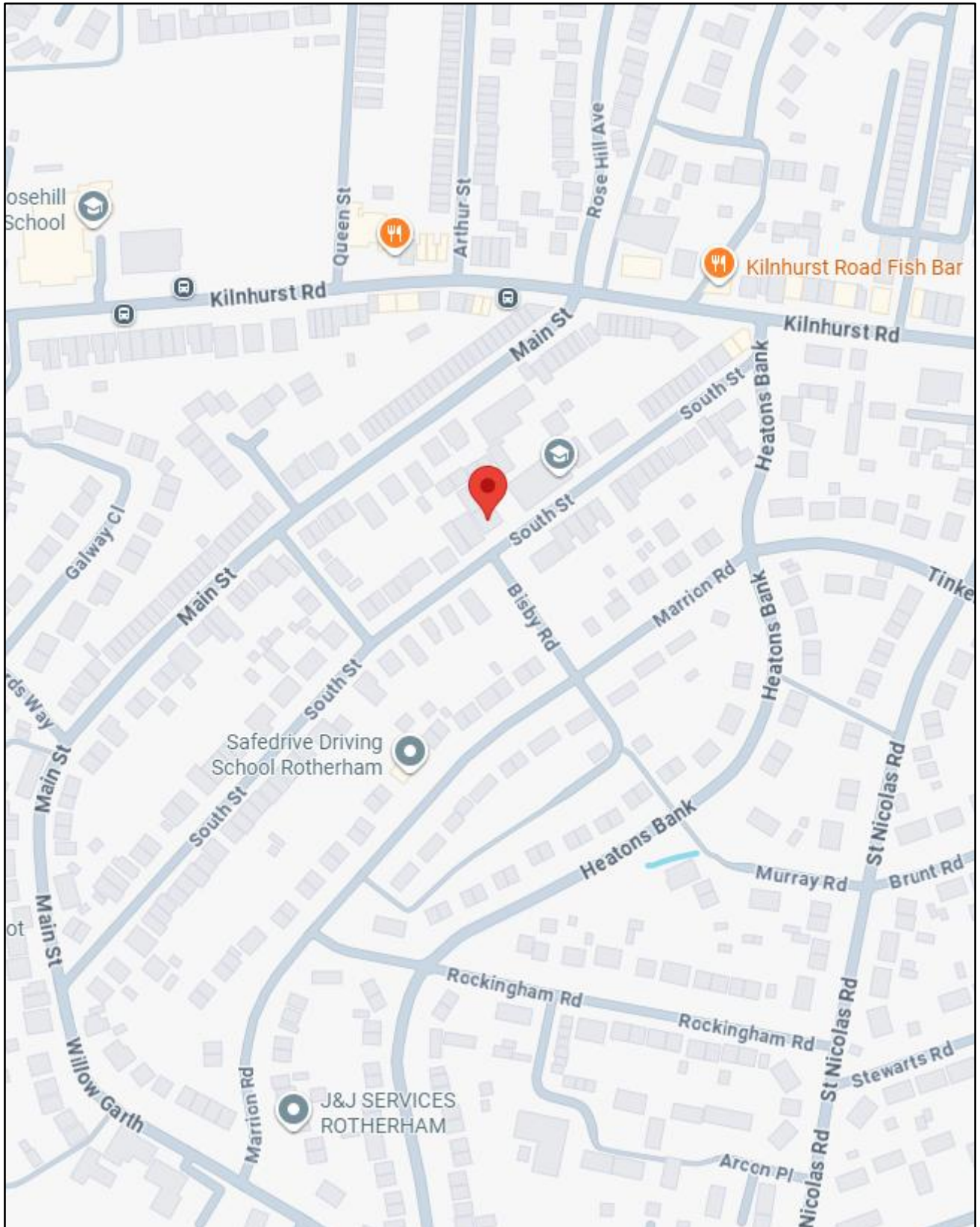
1. The Chairperson of the Licensing Sub Committee will introduce the Committee members and ask officers to introduce themselves.
2. The Chairperson will then ask the following parties to introduce themselves:
 - a. the applicant, any person representing them and any witnesses they wish to call.
 - b. 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. **The Applicant** to present their application, together with any supporting information, respond to the representations, and call any witnesses they may have.
Note: Members of the Sub Committee, followed by the Responsible Authority and Other Persons may ask questions of the applicant and their witnesses.
 - b. **The Responsible Authorities** to present their representations and call any witnesses they may have.
Note: Members of the Sub Committee, followed by the Applicant and Other Persons may ask questions of the Responsible Authorities and their witnesses.
 - c. **Other Persons (both for and against)** to present their representations and call any witnesses they may have.
Note: Members of the Sub Committee, followed by the Applicant, Responsible Persons and Other Persons 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:

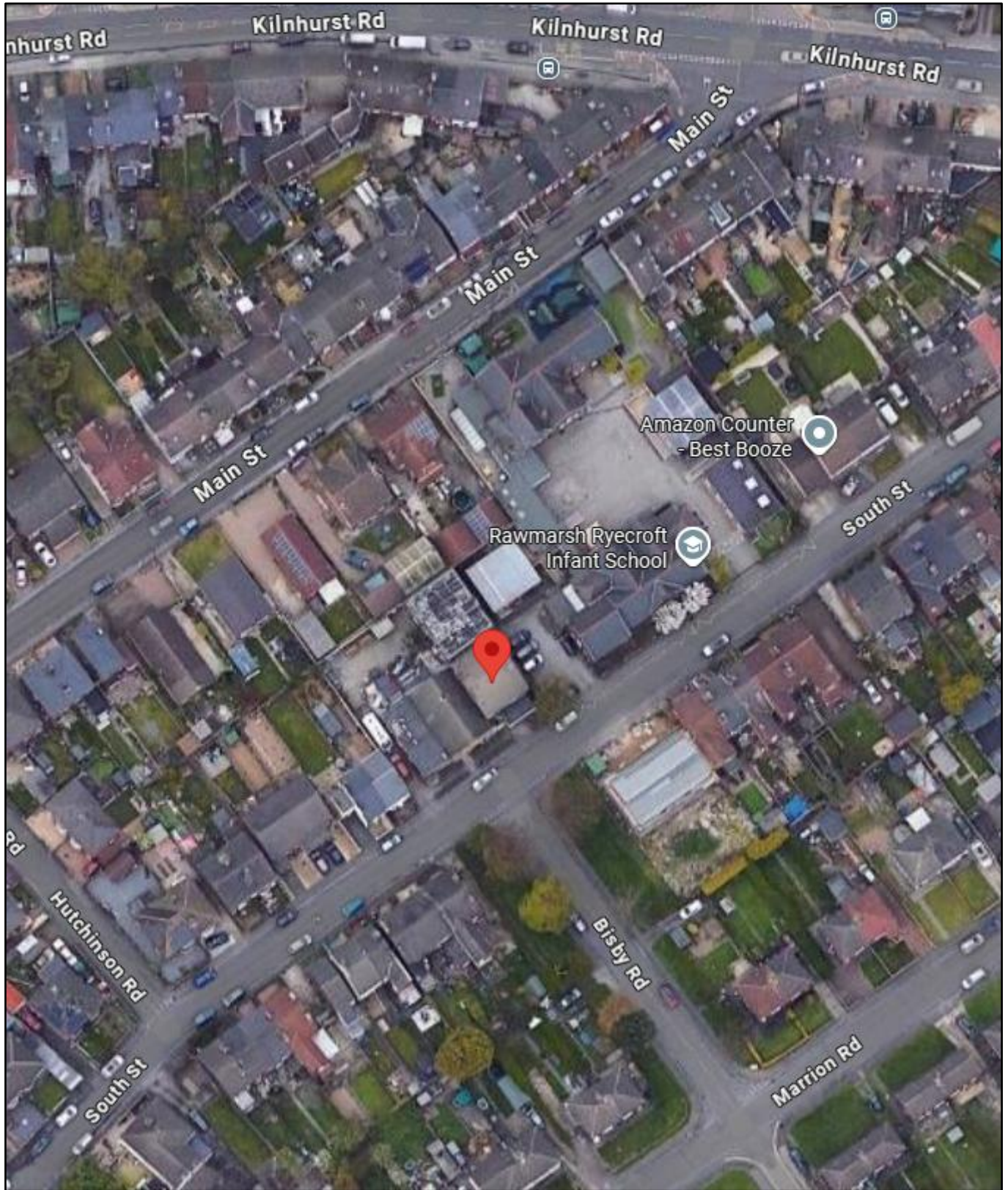
At any time throughout the hearing Members of the Licensing Sub Committee may request legal advice from the Council's Solicitor. Any advice sought during closed session will be included in the notice setting out the decision.

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.

APPENDIX 1



APPENDIX 1



Licensing Act 2003 Premises Licence

P1225

Part 1 - Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Wigtox Lounge

33 South Street, Rawmarsh, Rotherham, South Yorkshire, S62 5RF.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- an exhibition of a film
- a performance of live music
- any playing of recorded music
- a performance of dance
- provision of late night refreshment
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORIZES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
Exhibition of films (Indoors)	Sunday to Thursday	10:00am	11:00pm
	Friday and Saturday	10:00am	12:30am
	On the following day		
Performance of live music (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
	New Years Eve	Noon	2:00am
On the following day			
Playing of recorded music (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
	New Years Eve	Noon	2:00am
On the following day			
Performance of dance (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
Late night refreshment (Indoors)	Friday and Saturday	11:00pm	12:30am
	On the following day		
	New Years Eve	11:00pm	2:00am
On the following day			
The sale by retail of alcohol for consumption ON and OFF the premises	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am

Licensing Act 2003
Premises Licence **P1225**

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES continued ...

Activity (and Area if applicable)	Description	Time From	Time To
The sale by retail of alcohol for consumption ON and OFF the premises continued ...			
	On the following day New Years Eve On the following day	Noon	2:00am

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Sunday to Thursday	10:00am	11:30pm
Friday and Saturday	10:00am	1:00am
On the following day New Years Eve On the following day	10:00am	2:30am

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- The sale by retail of alcohol for consumption ON and OFF the premises

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Helen Clayton 85 South Street, Rawmarsh, Rotherham, South Yorkshire, S62 5RE.
Telephone 07534197187

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Helen CLAYTON 85 South Street, Rawmarsh, Rotherham, South Yorkshire, S62 5RE.
Telephone 07534197187

PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL

Licence No. RM3922 Issued by Rotherham



Licensing Act 2003 Premises Licence

P1225

ANNEXES

Mandatory Conditions**All Premises Licence authorising supply of alcohol**

The licence is granted subject to the Mandatory conditions for sale of alcohol as set out in the Licensing Act 2003 as amended by the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010 and Order 2014.

1. No supply of alcohol may be made under the Premises Licence -
 - (a) At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
 - (b) At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under the Premises Licence must be made, or authorised by a person who holds a Personal Licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises.
 - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to -
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

Licensing Act 2003 Premises Licence

P1225

ANNEXES continued ...

e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-

(a) a holographic mark or

(b) an ultraviolet feature.

6. The responsible person shall ensure that -

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml; and

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.



Licensing Act 2003

Premises Licence

P1225
ANNEXES continued ...

2. For the purposes of the condition set out in paragraph 1 -

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979

(b) “permitted price” is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence -

(i) The holder of the premises licence

(ii) The designated premises supervisor (if any) in respect of such a licence, or

(iii) The personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day

Licensing Act 2003

Premises Licence

P1225

ANNEXES continued ...

If the Premises Licence has conditions in respect of Door Supervision

[except theatres, cinemas, bingo halls and casinos]

1. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each such individual must:
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of the Act.
2. But nothing in subsection (1) requires such a condition to be imposed:
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c12) (premises with premises licences authorising plays or films); or
 - (b) in respect of premises in relation to:
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
3. For the purposes of this section:
 - (a) “security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies, and, which is licensable conduct for the purposes of that Act, (see Section 3(2) of that Act) and
 - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

Annex 2 Conditions consistent with operating schedule

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:

Licensing Act 2003 Premises Licence

P1225

ANNEXES continued ...

- 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:

Licensing Act 2003

Premises Licence

P1225

ANNEXES continued ...

- a. date of refusal made;
 - b. member of staff who made the refusal; and
 - c. if refused, whether fake ID was seized.
 - d. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. The premises shall operate in accordance with the “ask Angela scheme” and notices to this effect shall be displayed.
20. 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).
21. 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

Licensing Act 2003

Premises Licence

P1225

ANNEXES continued ...

be expected had the activity not been taking place (for example a major sporting event).

22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. Children 12 years and under must be accompanied and supervised by a responsible adult at all times, both inside & outside of the premises.
31. No children, that is any person under 16 years of age, will be permitted to remain on the

Licensing Act 2003

Premises Licence

P1225

ANNEXES continued ...

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 on a Friday or Saturday and 21.00 hours on a Sunday, Monday, Tuesday, Wednesday and Thursday.

32. 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.
33. 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.
34. No adult entertainment or services shall be provided at the premises.
35. The DPS shall routinely attend meetings of the local Pubwatch scheme.
36. Notices asking people to leave the premises quietly shall be displayed at the premises main exit.
37. 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".
38. 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.
39. The premises shall operate in compliance with the Noise Management Plan (NMP) provided by the Licence holder and approved by the Rotherham Metropolitan Borough Council's Community Protection Unit, on 15th October 2025. The NMP shall be kept under review and updated in accordance with any relevant recommendations suggested by the Community Protection Unit.

Annex 3

Licensing Act 2003
Premises Licence

P1225

ANNEXES continued ...

None

Annex 4

Plan of the premises:



Licensing Act 2003

Premises Licence Summary P1225

Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDANCE SURVEY MAP REFERENCE OR DESCRIPTION

Wigtox Lounge

33 South Street, Rawmarsh, Rotherham, South Yorkshire, S62 5RF.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- an exhibition of a film
- a performance of live music
- any playing of recorded music
- a performance of dance
- provision of late night refreshment
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
Exhibition of films (Indoors)	Sunday to Thursday	10:00am	11:00pm
	Friday and Saturday	10:00am	12:30am
	On the following day		
Performance of live music (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
	New Years Eve	Noon	2:00am
On the following day			
Playing of recorded music (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
	New Years Eve	Noon	2:00am
On the following day			
Performance of dance (Indoors)	Sunday to Thursday	Noon	11:00pm
	Friday and Saturday	Noon	12:30am
	On the following day		
Late night refreshment (Indoors)	Friday and Saturday	11:00pm	12:30am
	On the following day		
	New Years Eve	11:00pm	2:00am
On the following day			
The sale by retail of alcohol for consumption ON and OFF the premises	Sunday to Thursday	Noon	11:00pm

Licensing Act 2003 Premises Licence Summary P1225

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES continued ...

Activity (and Area if applicable)	Description	Time From	Time To
The sale by retail of alcohol for consumption ON and OFF the premises continued ...	Friday and Saturday	Noon	12:30am
	On the following day		
	New Years Eve	Noon	2:00am
	On the following day		

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Sunday to Thursday	10:00am	11:30pm
Friday and Saturday	10:00am	1:00am
On the following day		
New Years Eve	10:00am	2:30am
On the following day		

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- The sale by retail of alcohol for consumption ON and OFF the premises

NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Helen Clayton 85 South Street, Rawmarsh, Rotherham, South Yorkshire, S62 5RE.

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)
NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Helen CLAYTON

STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

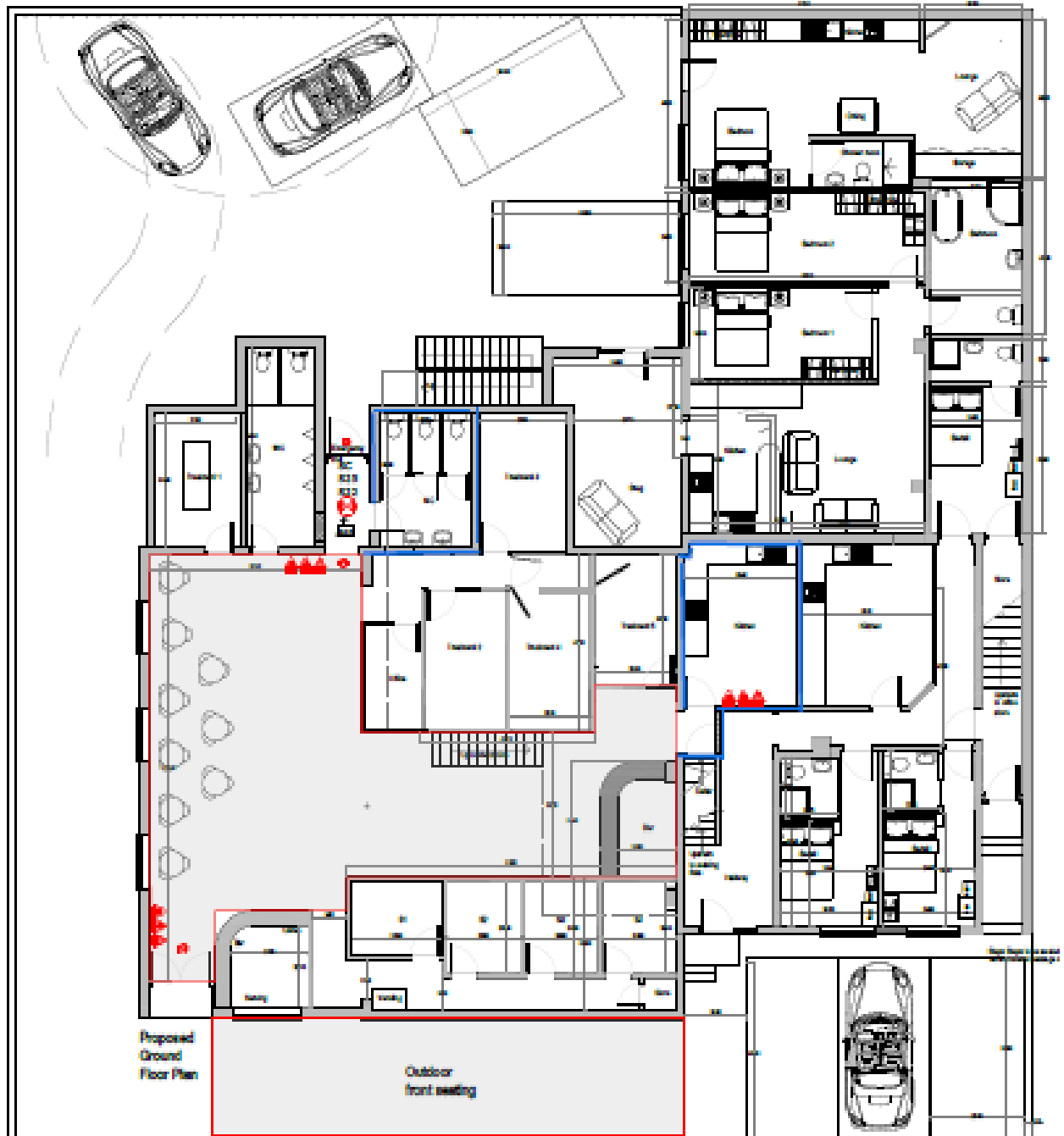
Not applicable

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APPENDIX 3

Licensing Act 2003
Annex 4 of Premises Licence Number: P1225
Approved Layout Plans

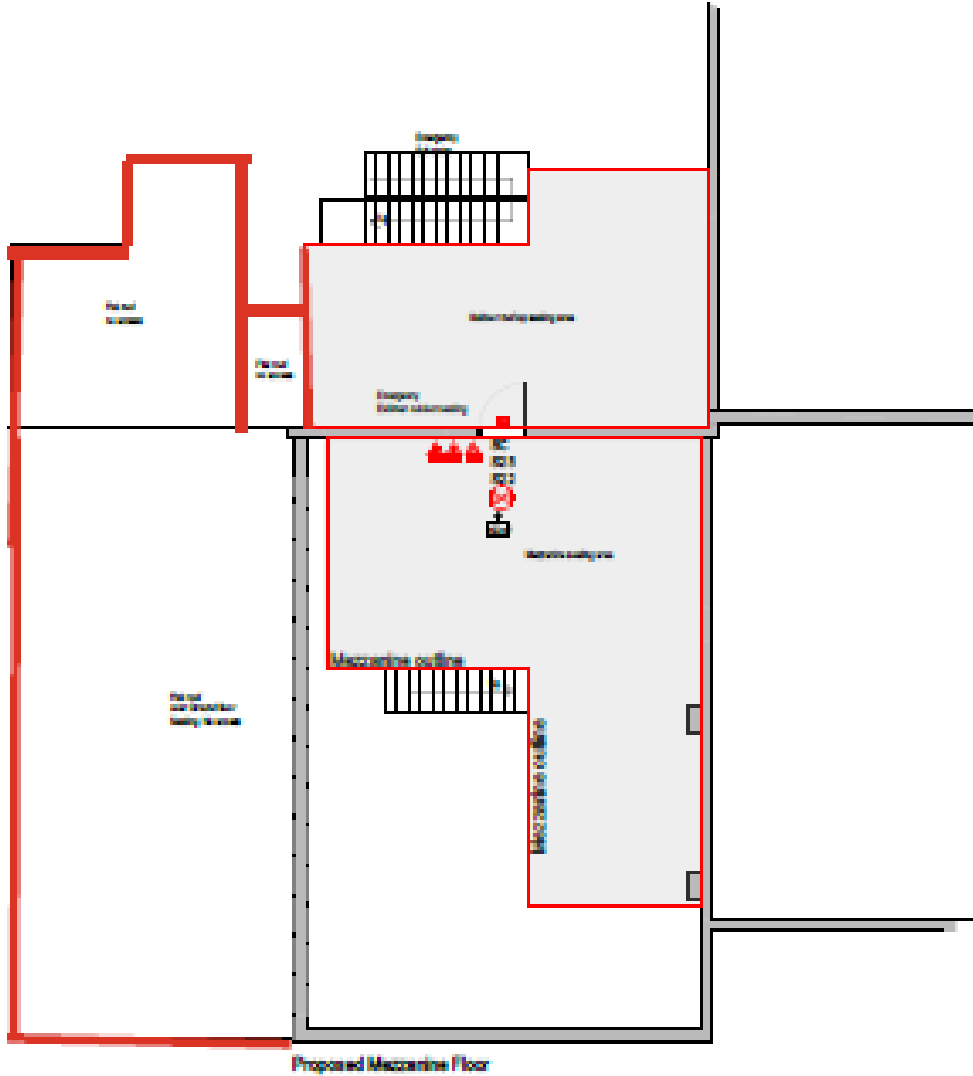
Ground Floor









Scale 1:50

APPENDIX 3

Mezzanine Level



KEY

- SC SELF CLOSING DEVICE.
- FD305 1/2 HOUR FIRE DOOR FITTED WITH SMOKE STOP & INTUMESCENT STRIP IN ACCORDANCE WITH BS 476-P1.2.
-  FIRE BLANKET: FIXED TO THE WALL APPROX. 1500mm ABOVE FLOOR LEVEL, 1800x900mm IN SIZE.
- S22 EXIT SIGN TO BS 5499 PART 1 1990.
- S26 DIRECTIONAL EXIT SIGN TO BS 5499 PART 1 1990.
- S25 PUSH BAR TO OPEN SIGN TO BS 5499 PART 1 1990 AFFIXED TO FIRE DOOR
-  EMERGENCY LIGHT: (NON-MAINTAINED 1 HOUR DURATION) TO BS 5266 PART 1 1988.
-  EXTERNAL EMERGENCY LIGHTS.
-  FIRE DOOR KEEP LOCKED SHUT NOTICE.
-  9 LITRE WATER EXTINGUISHER.
-  2 kg DRY POWDER EXTINGUISHER.

EMERGENCY LIGHTING

Emergency lighting to be provided in the areas as indicated on plans and be such that when in operation the illumination given off to enable persons frequenting the premises to see their way out without general lighting, and also to illuminate all exit notices provided. Such lighting to be on a local sub-circuit and to be designed to BS 5266 Part 1 1988.

NOTE: Provide intumescent paint to all steelwork to achieve 60mins fire resistance.

Appendix 4

Wigtox Lounge

33 SOUTH STREET, RAWMARSH, ROTHERHAM. S62 5RF

NOISE MANAGEMENT PLAN

Approved by Rotherham Metropolitan Council on 15th October 2025

Appendix 4

The Wigtox Lounge

The Wigtox Lounge is situated in Rawmarsh a suburb of Rotherham at 33 South Street.

The premises has the benefit of a Premises Licence numbered P1225 issued by Rotherham Metropolitan Borough Council.

The premises has operated in the past as a Working Mens Club but is now a Lounge Bar which runs ancillary to the provision of other activities, principally beauty therapies, coffee shop and ice cream parlour.

However the premises is surrounded by residential accommodation and many of the residents remember the adverse impact of the former use of the premises.

The Premises Licence permits supply of alcohol Sunday to Thursday 12:00 until 23:00 hours and Friday and Saturday 12:00 until 00:30 hours. The premises also has the benefit of licensable activities of films, live music, recorded music, performance of dance and late night refreshment. The premises owns an area to the front of the premises, but this is currently outside the Planning Permission Consent.

As the new operators we wish to ensure that we do not adversely impact the residents of the area or replicate the disruption they experienced via the previous operators.

The Noise Management Plan deals with potential noise nuisance arising on separate aspects of the premises operation and the restrictions with which it must comply.

Premises Licence

The Premises Licence contains a number of conditions which have to be adhered to, failure to do so will constitute an unlawful activity as prescribed by Section 136 of the Licensing Act 2003. The conditions are as follows:

Annex 2

1. Subject to condition 2, no person shall be admitted to the premises after 23:00hrs.

Appendix 4

2. Condition 1 will not apply to persons that were present in the premises at any point between 22:45hrs and 23:00hrs

43. Premises license holder the DPS to prepare a noise management plan (NMP) to address;

- dispersal noise,
- breakout noise
- operational noise.

To be drafted and approved by the Community Protection Unit prior to opening and the NMP to be adhered to by the PLM and / or the DPS going forward, with any relevant amendments at the recommendation by licensing or Community Protection Unit.

40. Notices asking people to leave the premises quietly shall be displayed at the premises main exit

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.

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.

The above conditions shall be known to all members of staff and compliance with the conditions mitigates the risk of a public nuisance arising.

This document is the Noise Management Plan. As a member of staff you have been provided a copy so as to understand the requirements for noise management which are to be undertaken. As a member of staff you may be provided with further updates if the plan is changed and additional training will be provided at that time.

Principal Noise Management Factors

Volume of music.

The volume of any music provided within the premises is the main potential cause for breakout of noise and nuisance arising to third parties. The Noise Management Plan requires the operator to undertake a number of measures so as to control the volume of music. These are as follows:

Appendix 4

- The premises has the benefit of a sophisticated sound system. Use of the sound systems zoning feature.
- Instructions to all internal amplified performers including D.J.'s as to acceptable noise levels.
- Liaison with any performer as to the nature/genre of music to be provided with particular attention being undertaken to music sets comprising of dance or rock music whereby low level vibration may arise.

Identification of potential nuisance recipients.

An assessment has been undertaken as to the closest noise sensitive premises as the crow flies. These have been identified on the plan attached.

There is a second cohort of potential nuisance recipients, these are the residents within the building who occupy the premises as formal Tenants and their occupancy is not related to the operation of the business. During the construction and refurbishment works to the building, sound installation has been installed so as to create a noise barrier between Wigtox Lounge and the residential accommodation. This installation has been to Building Control standards and pursuant to the Planning Permission. However, all staff must be vigilant as to potential unusual noise from entertainment, customers or vibration which may impact the residents.

The senior management team will be in regular dialogue with those residents and should any concerns be raised regarding noise nuisance then these will be investigated and steps taken to rectify the noise breakout or noise migration.

External Areas

The external area is very important to the operation of the business being located to the immediate frontage. It provides the public with their first impression of Wigtox Lounge. It therefore needs to be kept clean and tidy at all times. It is also our greatest potential noise generator and therefore will not be used for customers for undertaking licensable activities – such as drinking or eating and will only be used as an area for smokers.

This area is to be monitored threefold:

- (a) By direct visual observations through the coffee bar serverly window.

Appendix 4

- (b) By extension coverage of the four CCTV cameras placed at the front of the premises which can be viewed on the monitors situated in the office, bar servery and coffee bar servery.
- (c) Finally by the regular presence of staff to the external area checking the number of people stood outside smoking and encouraging those persons to return to the interior of the building promptly.

Hours for External Area Use

You are reminded as to the condition recited above that the external patio area cannot be used for consumption of alcohol, food and non alcoholic drinks after 23:00 hours. However this condition is superseded by the lack of Planning Permission and cannot be relied upon.

It should be noted that those persons who have been in the venue immediately prior to 23:00 hours can utilise the space after 23:00 hours for the purposes of smoking.

This creates additional risks and background noise levels will be far lower in this period of time the number of persons permitted and also their behaviours need to be closely monitored by the methods identified above.

Should noise levels seem to increase or behaviour deteriorates members of staff must escalate their concerns to senior management who will be able to interact with customers if required.

Noise Monitoring

Introduction

This deals with live music at any time and recorded music undertaken after 23:00 hours. In order to reduce potential for a noise nuisance whenever regulated entertainment in the form of live music is provided internally at the premises the maximum level of such entertainment shall be fixed during the course of a sound check. This is the first reading taken of the evening. See noise monitoring recording sheet attached.

Appendix 4

The performers (bands, soloists, duos) are briefed as to requirements in relation to noise and made aware of the requirements of the operator in undertaking their performance.

By observing sound levels from separate locations (see plan attached) management shall ensure that noise arising from the entertainment will not cause a nuisance. A record of the sound checks shall be retained for a period of 12 months and be available for inspection by the Environmental Health Team or Licensing Officer.

Action

1. The premises has identified the nearest sound sensitive locations as marked on the plan attached.
2. A sound monitoring form, as outlined in Annex B, must be completed on each occasion live entertainment is provided at the venue or if recorded music continues after 23:00 hours.
3. Observations must be taken at the side of the premises next door to the alleyway and opposite the premises in front of the domestic properties.
4. If noise levels are observed to be above background noise then action must be undertaken as follows:
 - (i) Check doors and windows are closed.
 - (ii) Speak with senior management with regard to reduction in noise levels from the amplification system or former.
 - (iii) Should such steps fail to reduce noise levels to background then, a series of reductions will be required supported by repeated external checks being undertaken.

Appendix 4

5. The Dispersal Procedure around the terminal hour (see later) is dedicated to make the maximum contribution by exercising pro-active measures, towards and at the end of trading, to move customers from the venue and its immediate area in such a way as to cause minimum disturbance or nuisance, and to make the minimum impact upon the neighbourhood in relation to potential nuisance, antisocial behaviour and crime.
6. The Dispersal Procedure is subject to review and will address problems and concerns as they are identified in order to establish a permanent reduction or elimination.

Operational procedures during Internal Entertainment

1. In respect of soloists and duos who are fundamentally acoustic, external checks are undertaken and an assessment is made as to whether there is a requirement to close doors and windows.
2. Doors and windows shall be closed when entertainment is performed which is audible above background noise levels at the three monitoring points.
3. The premises to undertake noise readings and check noise levels to the exterior of the premises at hourly intervals during the undertaking of entertainment. These will be recorded.
 - Check doors and windows are closed.
 - Speak with senior management with regard to reduction in noise levels from the amplification system or former.
 - Should such steps fail to reduce noise levels to background then, a series of reductions will be required supported by repeated external checks being undertaken.
4. In any event when live or recorded music is undertaken after 23:00 hours, all windows and doors will be closed so as to avoid adverse impact upon the amenity of the nearest residents and to support the condition requiring no new entry after 23:00 hours.

Appendix 4

Standard Dispersal for Internal Entertainment

(a) Operational procedures during drinking-up time

1. During the last 30 minutes of trading the service points will be reduced and certain staff re-allocated to collecting glasses.

(b) End of Evening Operational Policies:

1. The volume levels, the type of music played and the usage of lighting levels will be used to encourage the gradual dispersal of patrons during the last part of trading and during the drinking-up period.
2. From 30 minutes before bar closure time, the music tempo and volume of any music being played within the premises will be reduced.

(c) Notices at Exit:

1. Visible notices are placed at the main door as per condition on the Licence requesting exiting customers to leave quietly and to respect neighbours and their property.

(d) Staff will:

1. Encourage customers to drink-up and progress to the exit within the venue throughout the latter part of drinking-up time;
2. Encourage customers to order taxis, assist where required.
2. Draw the attention of existing customers to the notices in the foyer and ask them to be considerate.
3. Ensure the removal of all opened bottles and glasses from any customer who attempts to leave the venue carrying one.
4. Actively encourage customers not to assemble outside the venue;
5. A staff member will make regular checks of external areas at the end of trade to promote the policy. Such monitoring will continue until all customers have vacated the premises and grounds.

Appendix 4

Daily Operational Management

Noise can be generated in many different forms especially from day to day management of the premises undertaken at the commencement of trading or late at night.

Please therefore be aware of the following requirements:

(1) Deliveries.

Where possible please try to arrange deliveries to the site after 8 a.m. and prior to 8 p.m. so as not to disturb residents with the presence of large vehicles and/or movement of large loads.

(2) Waste Collection

When engaging contractors please try to ensure that waste collection is undertaken if possible on the same day if early morning as the Local Authority collection as noise levels on that day will be anticipated by residents, if not where possible after 8 a.m. and prior to 8 p.m.

(3) Disposal of bottles waste on a daily basis.

Noise from emptying bins late at night is one which generates noise which exceeds background noise levels the emptying of bins particularly glassware into external bins prior to 8 a.m. and before 20:00 hours is not to be undertaken.

(4) Ventilation equipment.

It is important that we monitor fans and any ventilation equipment from the premises externally for noise so as to ensure that they remain operating and an inobtrusive manner, if any unusual noise is generated by the air conditioning plant or fans please advise senior management so that maintenance can be arranged

Training of Staff

The key to ensuring nuisance does not arise from music or the general operation of the premises can only be achieved by the engagement of all staff in compliance with the Noise Management Policy. All new staff on induction are trained as to the content of the Policy.

Appendix 4

Subsequently all staff are required to undertake refresher training on an annual basis. Regular team meetings are undertaken to reinforce the importance of maintaining the Policy such team meetings and training are recorded.

END

Appendix 5

Application to vary a premises licence 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)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number P1225

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)			
Non-domestic rateable value of premises	£ Nor currently available		

Part 2 – Applicant details

Daytime contact telephone number	07301000081		
E-mail address (optional)	wigtoxlounge@mail.com		
Current postal address if different from premises address	85 South Street, Rawmarsh,		
Post town	Rotherham	Postcode	S62 5RE

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect?

DD MM YYYY
A S A P

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Appendix 5

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

- a. **Extend the authorised hour for the first sale of alcohol on every day of the week to 9am (currently 12 noon - a 3-hour extension);**
- b. **Extend the authorised hour for the playing of recorded music, and the performance of dance on every day of the week to 9am (currently 12 noon - a 3-hour extension);**
- c. **Extend the authorised hour for the exhibition of films on every day of the week to 9am (currently 10am - a 1-hour extension);**
- d. **Extend the latest authorised hour on Friday & Saturday from 12.30am on the following day to 1am on the following day (a 30-minute extension) for the:**
 - **sale of alcohol;**
 - **playing recorded music and the performance of dance;**
 - **exhibition of films; and**
 - **provision of late-night refreshments.**
- e. **Amend the stated premises opening hours, as detailed in the Licence, to show that the premises will open every day of the week at 9am (currently 10am), and will close on Friday & Saturday at 1.30am on the following day (currently 1am).**
- f. **Remove conditions 1 and 2 of Annex 2 to the Licence which state:**
 - 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.***
- g. **Remove conditions 29 of Annex 2 to the Licence which states:**

29. 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

and replace condition 29 with the following two conditions:

- ***Customers shall be permitted to use the roof top terrace for the outdoor consumption of alcohol, food, and non-alcoholic drinks between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am and the latest hour that the premises closes to the public.***

Appendix 5

- *Customers shall not be permitted to use 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*
- h. Include the first-floor function room (accessed via the roof top terrace) as part of the licensed area and permit all activities currently authorised, together with the amendments sought in this application, to be provided in the first floor function room.
- i. Amend the approved premises layout plan Attached at Annex 4 to the Licence to include the plan attached to this application , shows the layout of the first floor function room and location of the roof top terrace.

Additional Information with regard to the proposed use of the Outdoor Roof Terrace

Independent professional advice has been sought from the following specialist acoustic consultancy regarding the use of the rooftop outdoor terrace.

Environmental Noise Solutions (ENS) Limited

Contact: Tom Crabb

Telephone: 01302 644001

Website: www.environmental-noise-solutions.co.uk

ENS Limited is an established environmental acoustics consultancy with experience in advising on noise mitigation measures for planning and licensing applications. Their advice has been relied upon in assessing the appropriateness of the proposed screening and noise control measures for the rooftop terrace.

ENS's professional advice, with regard to the installation of Level 4 obscure glazing to the perimeter of the rooftop terrace is that:

- *Standard non-acoustic single glazing provides a sound reduction performance of approximately 30 dB as a direct barrier, and when installed with no gaps between adjacent panels or at the base, it forms an effective screen to reduce direct noise transmission.*
- *Regardless of construction type, the practical noise reduction achievable from perimeter screening alone is typically limited to around 10 dB, due to sound travelling upwards and diffracting over the top of the screen. On this basis, there is no material benefit in upgrading to acoustic glazing or replacing the glazing with a solid structure where no overhead enclosure is present.*

Having regard to the above professional advice I am satisfied that the installation on the roof top terrace of Level 4 obscure glazed screening, to a height of 1.8 metres, fully complies with the relevant

Appendix 5

planning condition and represents an appropriate and proportionate noise mitigation measure.

However, in addition to the proposed perimeter screening, it is proposed to install a fixed slanted pergola over the rooftop terrace. This structure is specifically intended to reduce upward sound propagation and limit sound diffraction beyond the perimeter screens.

Manufacturer acoustic data for comparable slanted pergola roof systems indicates that this type of structure can provide up to approximately 19 dB of noise attenuation across relevant frequencies.

When considered together, the perimeter screening (providing an effective reduction of approximately 10 dB) and the fixed slanted pergola form a layered noise control strategy. While acoustic reductions are not strictly additive, the combined effect is expected to deliver a substantial overall reduction in noise breakout, conservatively estimated to be in the region of 30 dB overall, subject to atmospheric conditions and operational factors.

This approach exceeds the minimum requirements of the planning condition and demonstrates a proactive commitment to the prevention of public nuisance.

In addition, as the perimeter screening will be opaque, it will also afford privacy to neighbouring properties, preventing customers from being able to see into their gardens.

Approval of the Noise Management Plan currently on force in respect of the premises that reflects the requested use of the outdoor terrace and the measures to be taken will be sought.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

N/A

Appendix 5

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

- | Provision of regulated entertainment (Please see guidance note 3) | Please tick all that apply |
|---|-----------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | √ <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | √ <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | √ <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |
| <u>Provision of late night refreshment</u> (if ticking yes, fill in box I) | √ <input type="checkbox"/> |
| <u>Supply of alcohol</u> (if ticking yes, fill in box J) | √ <input type="checkbox"/> |

In all cases complete boxes K, L and M

Appendix 5

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					

Appendix 5

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors ✓	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 5) Vary the start time for the exhibition of films on every day of the week to 9am (currently 10am) and the latest time on Friday & Saturday to 1am on the day following (currently 12.30am on the day following)		
Tue	09:00	23:00			
Wed	09:00	23:00	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur	09:00	23:00			
Fri	09:00	01:00	<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 7) Vary authorised start time on New Years Eve to 9am		
Sat	09:00	01:00			
Sun	09:00	23:00			

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C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			
Wed			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 (please read guidance note 7)
Thur			
Fri			
Sat			
Sun			

Appendix 5

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur					
Fri			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 (please read guidance note 7)		
Sat					
Sun					

Appendix 5

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<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 7)		
Sat					
Sun					

Appendix 5

F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors ✓	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 5) Vary the start time for the playing recorded music on every day of the week to 9am (currently 12 noon) and the latest time on Friday & Saturday to 1am on the day following (currently 12.30am on the day following)		
Tue	09:00	23:00			
Wed	09:00	23:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur	09:00	23:00			
Fri	09:00	01:00	<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 7) Vary authorised start time on New Years Eve to 9am		
Sat	09:00	01:00			
Sun	09:00	23:00			

Appendix 5

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors ✓ <input type="checkbox"/>
Day	Start	Finish		Outdoors <input type="checkbox"/>
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 5) Vary the start time for the performance of dance on every day of the week to 9am (currently 12 noon) and the latest time on Friday & Saturday to 1am on the day following (currently 12.30am on the day following)	<input type="checkbox"/>
Tue	09:00	23:00		
Wed	09:00	23:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)	<input type="checkbox"/>
Thur	09:00	23:00		
Fri	09:00	01:00	<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 7) Vary authorised start time on New Years Eve to 9sm	<input type="checkbox"/>
Sat	09:00	01:00		
Sun	09:00	23:00		

Appendix 5

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			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 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<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 7)		
Sun					

Appendix 5

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors ✓	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5) Vary the latest time for the provision of late night refreshment on Friday & Saturday to 1am on the day following (currently 12.30am on the day following)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur					
Fri	23:00	01:00	<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 7)		
Sat	23:00	01:00			
Sun					

Appendix 5

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both ✓	<input type="checkbox"/>
Mon	09:00	23:00	<p><u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)</p> <p>Vary the start time for the sale of alcohol on every day of the week to 9am (currently 12 noon) and the latest time on Friday & Saturday to 1am on the day following (currently 12.30am on the day following)</p>		
Tue	09:00	23:00			
Wed	09:00	23:00			
Thur	09:00	23:00			
Fri	09:00	01:00			
Sat	09:00	01:00			
Sun	09:00	23:00			
<p><u>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</u> (please read guidance note 7)</p> <p>Vary authorised start time on New Years Eve to 9sm</p>					

K

<p>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 10).</p> <p>None – It is an existing licence condition that no adult services or entertainment is provided at the premises</p>

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L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon	09:00	23:00	
Tue	09:00	23:00	
Wed	09:00	23:00	
Thur	09:00	23:00	
Fri	09:00	01:30	
Sat	09:00	01:30	
Sun	09:00	23:00	
<u>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</u> (please read guidance note 7)			
Amend premises opening time New Years Eve to 9sm			

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

a. Remove conditions 1 and 2 of Annex 2 to the Licence which state:

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.

b. Remove conditions 29 of Annex 2 to the Licence which states:

29. 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

and replace condition 29 with the following two conditions:

Appendix 5

- **Customers shall be permitted to use the roof top terrace for the outdoor consumption of alcohol, food, and non-alcoholic drinks between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am and the latest hour that the premises closes to the public.**
- **Customers shall not be permitted to use 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.**

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

N/A

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

None

b) The prevention of crime and disorder

None

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c) Public safety

None

d) The prevention of public nuisance

If the application is granted , I will review and update our Noise Management Plan to reflect the use of the roof top terrace, having regard to the proposed works set out in this application.
--

e) The protection of children from harm

None

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ✓
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application. ✓
- I have enclosed the premises licence or relevant part of it or explanation. ✓
- I understand that if I do not comply with the above requirements my application will be rejected. ✓

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.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Appendix 5

Signature	<i>Helen Clayton</i>
Date	28.01.2026
Capacity	Premises Licence holder and DPS

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Mrs Helen Clayton

Post town Rotherham

Post code S62 5RE

Telephone number (if any)

07301000081

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

wigtoxlounge@mail.com

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NOTE - The project to which this drawing applies should, if required, be commenced in compliance with the C.D.M. Regulations (2015) and under control of a client appointed Principal Contractor. This Drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent

Appendix 6

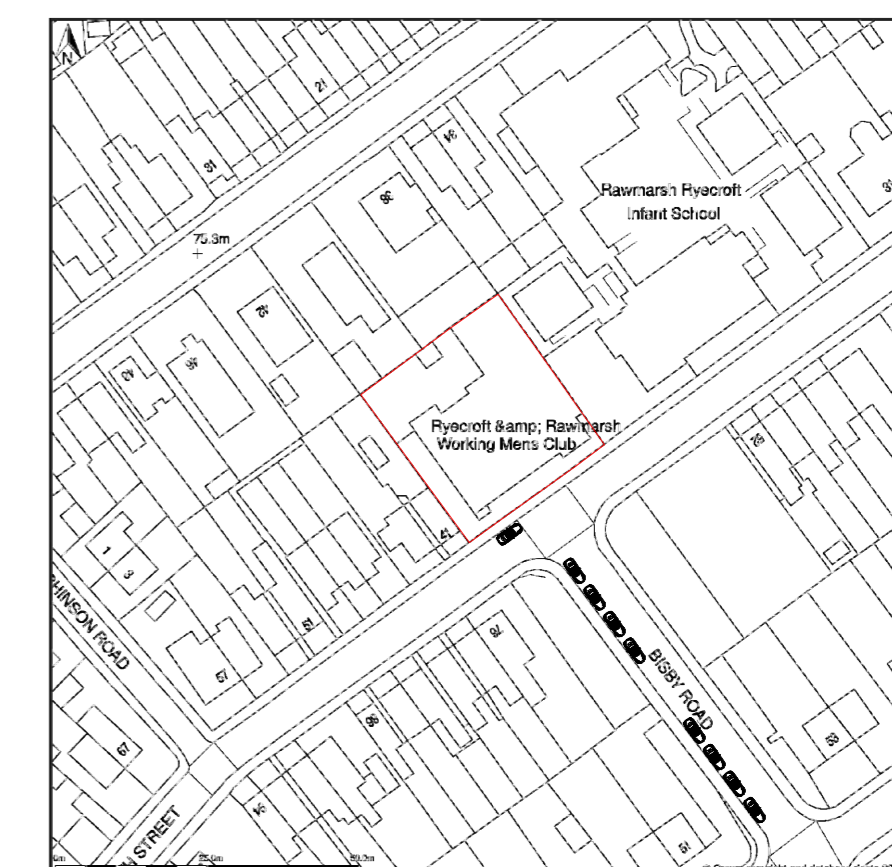
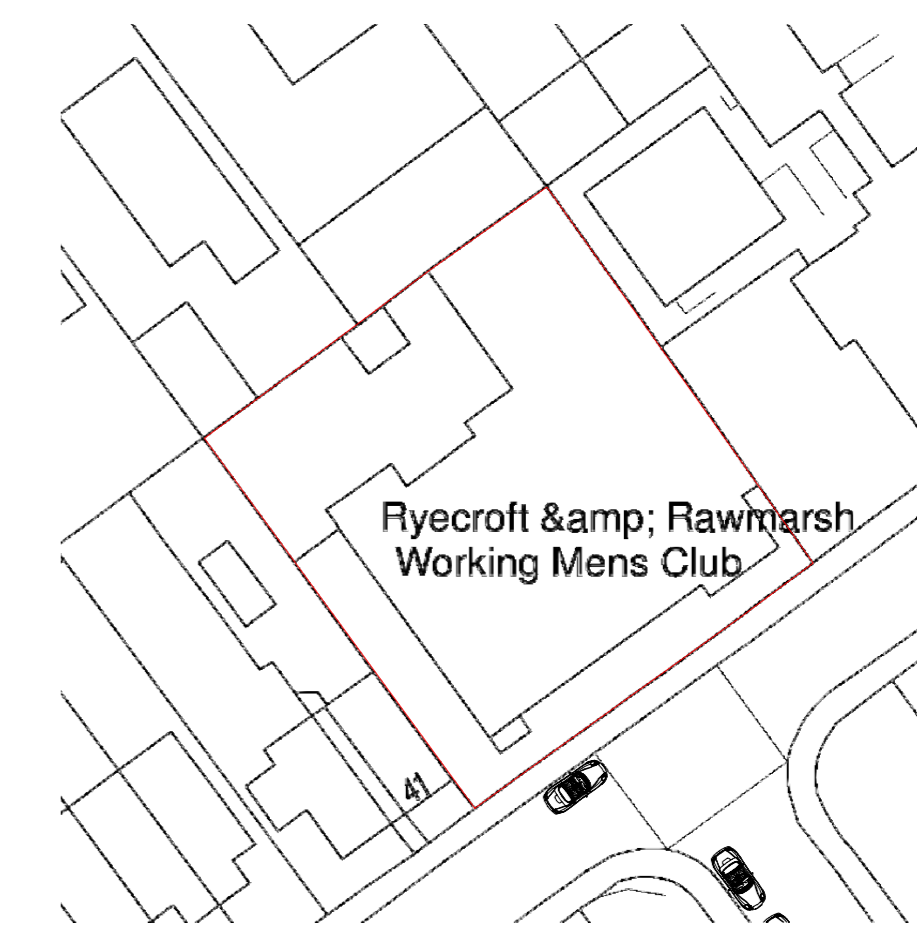
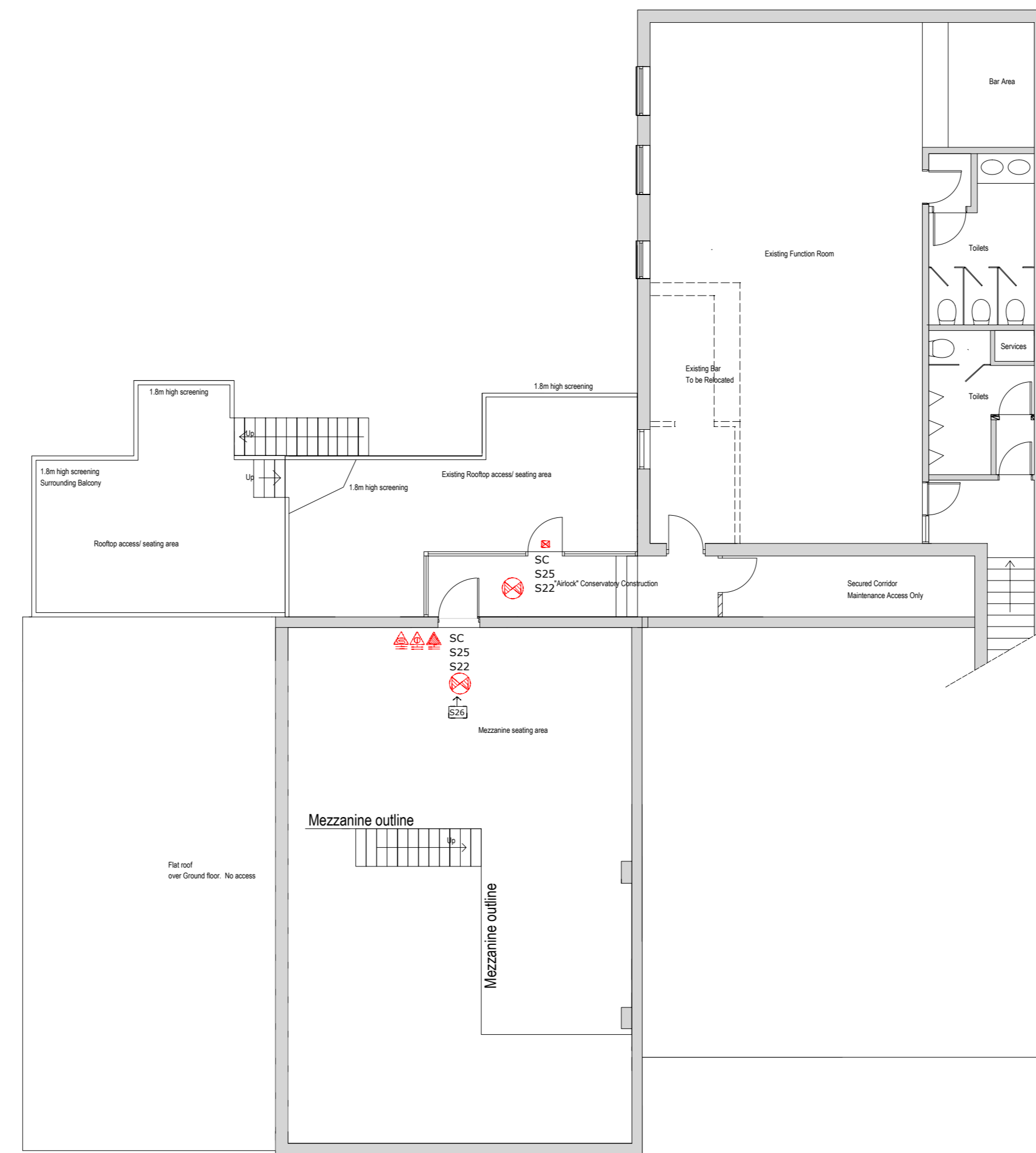
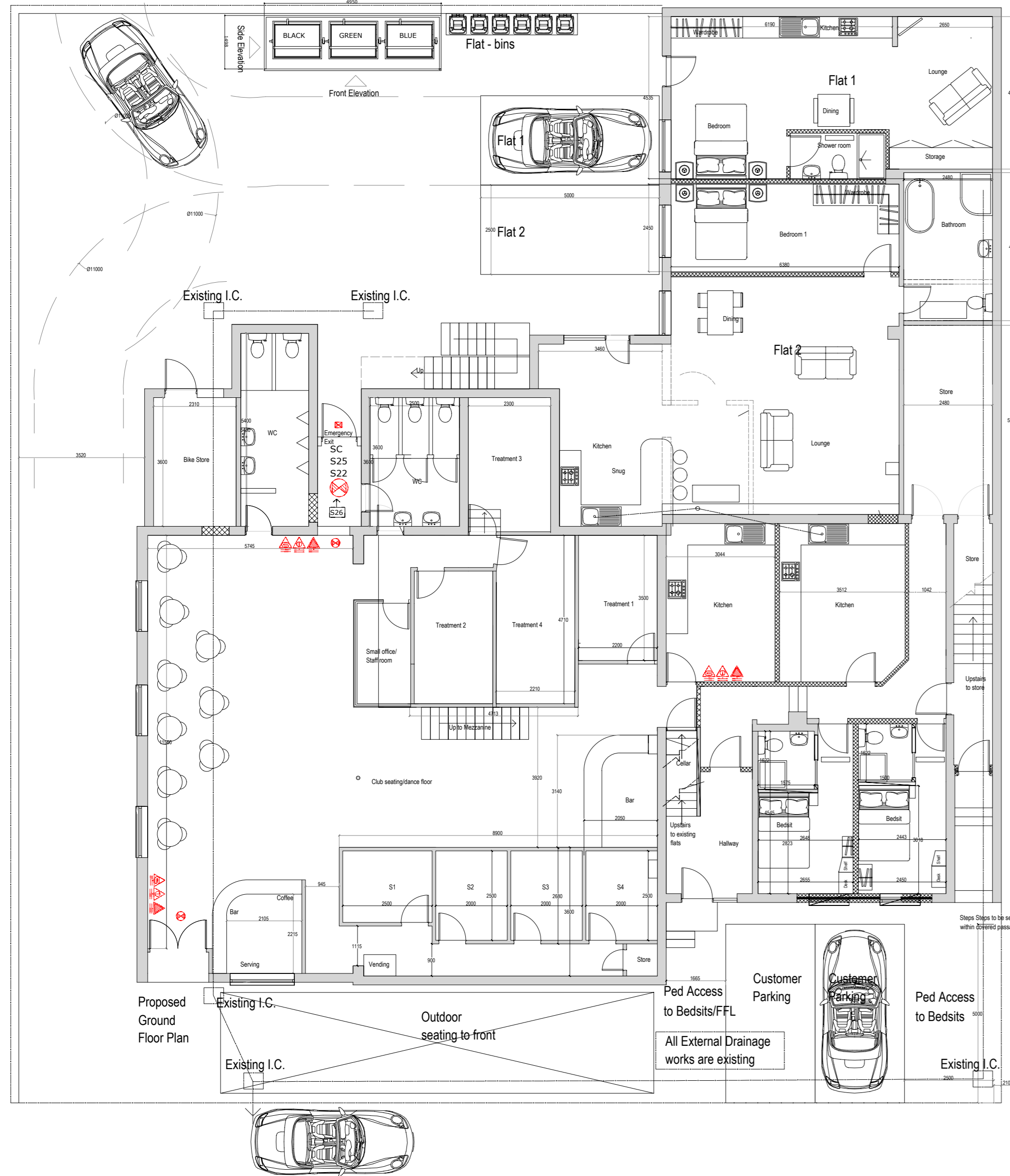
Proposed South East Elevation

Proposed North West Elevation

Proposed South West Elevation

Proposed North East Elevation

Proposed roof plan
Scale 1:200



Drawing stage	
REV A - ADDED OUTDOOR SEATING	27-06-25
REV B - ADDED EXTERNAL STAIRCASE	19-07-25
REV C - REVISIONS FROM EMAIL 13-08-25	27-08-25
REV D - OMITTED OUTDOOR FRONT SEATING	08-09-25
REV E - OMITTED PARKING SPACE	23-09-25
REV F - READED TREATMENT ROOMS (ER)	01-10-25
REV G - ALTERED BY JOHN BOX ASSOC.	17-02-26

Fenton Interiors
Architectural Design, Building works, Structural engineering.

Wesley Centre
Blyth rd
Matley
Rotherham
S66 1WP

project title:
**SOUTH STREET CLUB
RAWMARSH**

drawing title:
**PROPOSED CHANGE OF USE
PROPOSED PLANS
ELEVATIONS/SITE LOCATION**

scale:	1:100/200/500/1250	job agent:	KC	drawn:	KC	checked:	
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date:	01-10-25	project no.:	2416	drawing no.:	002	revision:	G
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APPENDIX 7

Responsible Authority 1 – Development Control (Planning)

From: Sophie Ward <Sophie.Ward@rotherham.gov.uk>

Sent: 05 February 2026 10:37

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

Subject: Re: Variation Application - Wigtox Lounge, 33 South Street, Rotherham S62 5RF

As you are aware, planning permission has been granted for the use of the premises and I attach the decision notice and approved layout plan for your information.

You will note that the permission restricts hours of opening until 11pm, and the licence application wants to extend these further. If such a licence is granted, planning permission would be required before operating to any later hours. Indeed, we have received complaints that the premises are operating after the 11pm period required under the permission and have served a Breach of Condition Notice requiring the operators to abide by the approved hours, though this has now been breached and we are considering formal prosecution.

There are several other conditions that need to be complied with, irrespective of whether any licence is in place, and I have copied them below:

05

There shall be no deliveries/refuse collection to the premises outside the hours of 08.30 until 20:00 Mondays to Sundays.

06

The outdoor seating area to the rear of the building at first floor as shown on drawing 002 F shall only be used by customers between the hours of 10:00 and 21:00.

07

There shall be no consumption of alcohol outside of the premises (including the external seating area).

08

No amplified music or audio shall be played in the outdoor areas (including the external seating area).

09

The 1.8m high screen around the perimeter of the roof of the single-storey off-shot to be used as an outdoor seating area shall be obscurely glazed and fitted with glass to a minimum industry standard of Level 4 obscured glazing. The screen shall be implemented before the area is brought into use and shall be permanently retained in that condition thereafter.

In addition, I note that the layout internally shown on the submitted plans for the Licence are different to those approved under the planning permission. At first floor I note that the rooftop seating area has been linked to an area shown on the planning permission as 'Storage for Existing Club Only', with it shown as 'Bar area 84.2m²' and associated toilets.

These alterations would need to be regularised by way of an amendment to Condition 2 (approved plans) of the planning permission.

At ground floor level I note that the layout of the flats and bedsits is also different to that approved, along with the parking provision. I understand this is not related to the Licence application, but the

APPENDIX 7

applicant should be aware that these differences also need to be regularised by way of an amendment to Condition 2 (approved plans) of the planning permission.

Kind regards,

Sophie Ward

Assistant Planning Enforcement Officer

Planning, Regeneration and Transport, Regeneration & Environment, Rotherham Borough Council

Copy of current Planning Consent

Rotherham Metropolitan Borough Council Town and Country Planning Act 1990

Reference
RB2025/0598

Decision Date

17 October 2025

Fenton Interiors

Mr Coopland, Wesley Centre, Blyth Road, Maltby

Rotherham S66 8JD

Description and Location

Use of building for a social club, including drinking establishment and cafe, beauty treatment rooms and sun bed pods (Use Class Sui Generis) and two self-contained flats and two bed sits (Use Class C3 Dwellinghouses) and external alterations to building including replacement external staircase and 1.8m high screen to outdoor seating area at first floor to the rear at 33 South Street Rawmarsh Rotherham.

You are hereby notified that your application for Planning Permission for the above development was GRANTED CONDITIONALLY on 17 October 2025.

Condition(s) imposed:

01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved location plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans

002 F – Proposed Plans

Reason

To define the permission and for the avoidance of doubt.

03

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason

In order to ensure a satisfactory appearance in the interests of visual amenity.

APPENDIX 7

04

The social club use hereby permitted shall only be open to customers or for deliveries between the hours of 10:00 to 23:00 Mondays to Sundays.

Reason

In the interests of the amenities of the occupiers of nearby dwellings.

05

There shall be no deliveries/refuse collection to the premises outside the hours of 08.30 until 20:00 Mondays to Sundays.

Reason

To safeguard the amenities of the occupiers of nearby properties.

06

The outdoor seating area to the rear of the building at first floor as shown on drawing 002 F shall only be used by customers between the hours of 10:00 and 21:00.

Reason

In the interests of the amenities of the occupiers of nearby dwellings

07

There shall be no consumption of alcohol outside of the premises (including the external seating area).

Reason

In the interests of the amenities of the occupiers of nearby dwellings

08

No amplified music or audio shall be played in the outdoor areas (including the external seating area).

Reason

In the interests of the amenities of the occupiers of nearby dwellings

09

The 1.8m high screen around the perimeter of the roof of the single-storey off-shot to be used as an outdoor seating area shall be obscurely glazed and fitted with glass to a minimum industry standard of Level 4 obscured glazing. The screen shall be implemented before the area is brought into use and shall be permanently retained in that condition thereafter.

Reason

In the interests of the amenities of the occupiers of adjoining properties.

Informative(s)

01

The applicant should contact 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

02

Drainage Informatives:

- Flood resilience should be duly considered in the design of the new building/s or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.
- Surface Water Discharge from Brownfield Site:
- There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased.

APPENDIX 7

- A 30% net reduction to existing peak discharge (up to a 1/100 yr storm + 40% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.
- On Site Surface Water Management:
- The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.
- The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc. to demonstrate how the 100 year + 40% CC rainfall volumes will be controlled and accommodated.
- Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.
- Guidance on flood pathways can be found in BS EN 752.
- If the development is proposing to make a new highway drainage connection to an existing highway drainage system, detailed CCTV surveys and modelling of the existing highway drainage system will be required to determine the capability to accept additional flow. Discharge will be limited to greenfield run-off rates.

03

You should note that the Council's Neighbourhood Enforcement have a legal duty to investigate any complaints about noise or dust which may arise during the construction phase. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 RB2025/0598(Continued)

upon conviction in the Magistrates' Court. It is therefore recommended that you give serious consideration to reducing general disturbance by restricting the hours that operations and deliveries take place, minimising dust and preventing mud, dust and other materials being deposited on the highway.

04

The granting of this planning permission does not authorise any signage to be erected related to the development. Such signage is controlled by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and a separate application for advertisement consent may be required.

05

The planning permission granted does not override the necessity to obtain the appropriate licence from the relevant licencing authority, such as where alcoholic drinks are to be sold from the site or hot food and / or drink are provided after 11pm.

If you do not have the required license(s) in place then you must not carry out the activities specified on this planning permission. In addition, if any of the conditions attached to your planning permission conflict with the activities allowed under the license (or the times during which they can take place) then the most stringent requirements will take precedence. For example, if this planning permission permits an activity until 11pm, but your license only allows the activity until 9pm then you must cease the activity at 9pm even though you have a planning permission that would permit the activity until 11pm.

For more information in this respect please contact licensing@rotherham.gov.uk

POSITIVE AND PROACTIVE STATEMENT

The applicant and the Local Planning Authority engaged in pre application discussions to consider the development before the submission of the planning application. The application was submitted

APPENDIX 7

Responsible Authority 2 – Public Health

From: Publichealthadmin <GCMail-Publichealthadmin@rotherham.gov.uk>

Sent: 16 February 2026 16:01

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

Subject: Variation Application - Wigtox Lounge, 33 South Street, Rotherham S62 5RF

Dear Licensing,

Public Health have a few concerns regarding the variation of the license requested by Wigtox Lounge. Many of the variations were already requested and not approved when the licence was first applied for, following concerns raised by nearby residents.

Here are the considerations for each proposed license variation:

Variation a – Public Health have no issues with extending the earliest hour of alcohol sales to 9am although this premise is next to a school and these new hours would coincide with school drop off time so it may be worth compromising to 9:30 or 10am.

Variation b – The latest hour of authorised sale of alcohol is already 12:30 so we see no reason why this should be extended to 1am in a built-up residential area. It is already open later than other premises in the area.

Variation c – The latest admission time was put in place to stop lots of people attending the Wigtox premises after other pubs in the areas have closed. Public Health still have issues with this and would like the 11pm latest entry time to remain in place to reduce any issues associated with larger crowds at the venue after 11pm. I assume local residents will raise concerns about this as well

Variation d – I would expect the same response from the local Cllrs and residents again particularly in relation to the use of the roof top terrace and late-night entry into the premises. The roof top terrace overlooks resident properties which was not accepted by licensing the first time round in 2025 and I would expect that this decision remains the case, particularly for the later hours.

Variation e – Public Health have no issues with condition e and are happy for the function room to be included in the licensed area.

Best wishes,
Public Health

Public Health
Adult Care, Housing and Public Health
Rotherham Borough Council

APPENDIX 7

Responsible Authority 3 – Licensing Authority

Community Safety and Street Scene
Licensing, Riverside House, Main Street, Rotherham, S60 1AE
Direct Line: 01709 807827
Email: oliver.ashton@rotherham.gov.uk



My Reference: P1225	Your Reference:	Please ask for: Oliver Ashton	Date: 19th February 2026
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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 to vary the Premises Licence issued in respect of the above premises.

The application seeks consent to vary the Premises Licence so as to:

- a. Extend the earliest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance and exhibition of films on every day of the week at 9am.
- b. Extend the latest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance, exhibition of films and provision of late-night refreshment on Friday & Saturday to 1am on the following day.
- c. Remove the condition restricts admission to the premises after 11pm.
- d. Remove the condition that prohibits the use of the roof top terrace and replace it with a condition that allows it to be used for the consumption of food and drink between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am until the premises closes.
- e. Include the first-floor function room (accessed via the roof top terrace) as part of the area authorised for the provision of licensable activities.

Having reviewed the application to vary the premises, the Licensing Authority is opposed to the grant of this application as it believes the proposed changes will have significant impacts on the following licensing objective.

- The prevention of public nuisance

APPENDIX 7

- a) I have no objections to that part of the application that seek to extend the earliest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance and exhibition of films on every day of the week at 9am.
- b) The proposal to extend the opening hours on Friday and Saturday is not suitable, customers leaving the venue at 12:30 PM on Fridays and Saturdays cause significant noise, including shouting, taxi doors slamming, and music, which disturbs local residents. This has been evidenced by work completed by the environmental health team, extending this until 1:00 AM will severely impact the quality of life for local residents. Considering that the premise has only been open a short time and has already evidenced problems emanating from this.
- c) The proposal to remove the condition that restricts access to customers after 11pm, is in place to reduce the impact of noise nuisances to local residents. Therefore, I don't see it being suitable for this condition to be removed.
- d) I object to the request to remove the condition that prohibits the use of the roof top terrace and replace it with a condition that allows it to be used for the consumption of food and drink between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am until the premises closes. The use of the roof terrace is likely to cause a noise nuisance to residents that are facing the back and sides of the premise as well as privacy concerns to residents that have windows and gardens facing the back and sides of the premise. The roof terrace is not a suitable area for outdoor consumption of food and drink or smoking as large groups congregating will likely cause a public nuisance to local residents.
- e) With regard to the request to include the first-floor function room (accessed via the roof top terrace) as part of the area authorised for the provision of licensable activities. I object to it being included under the licensable areas due to concerns of noise escape and the potential for public nuisance. Whilst the installation of an acoustic corridor to allow exit to and from the function room partway mitigates my concerns, the effectiveness of this corridor could be undermined if doors to the function room or mezzanine level were propped open. However, if the applicant was to add the following conditions that the entrance doors to the first floor function room and mezzanine level were fitted with a self-closing device and that additional management conditions were added that these doors were not to be propped open then I would be minded to remove my representation on this part of the application.

Suggested Conditions:

If the committee is minded to grant a variation, I strongly request that two conditions be added to restrict the function room.

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- That the access and egress doors to the function room including the mezzanine level are to be fitted with self-closing devices on the doors to mitigate noise breakouts.
- That the access and egress doors to the function room including the mezzanine level are not to be propped open at any time during operational hours.

Yours sincerely,



Licensing Enforcement Officer

APPENDIX 7

Responsible Authority 4 – Community Protection Unit – Noise Team

memorandum

Neighbourhoods



To:
LICENSING SERVICES

Date: 24 February 2026

For the attention of Diane Kraus

Subject: Licensing

Premises Licence Variation Application
The Lounge LTD, 33 South Street, Rawmarsh, Rotherham, S62 5RF

Contact:
Kirsty Leonard

Ref:
063799

Extension:
01709 255013

I write with reference to the above application to which I received consultation papers on 28 January 2026 and would report as follows:

I have read the application document and have visited the premises to which it relates.

The application seeks consent to vary the Premises Licence so as to:

- a. Extend the earliest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance and exhibition of films on every day of the week at 9am.
- b. Extend the latest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance, exhibition of films and provision of late-night refreshment on Friday & Saturday to 1am on the following day.
- c. Remove the condition restricts admission to the premises after 11pm.
- d. Remove the condition that prohibits the use of the roof top terrace and replace it with a condition that allows it to be used for the consumption of food and drink between 9am and 11pm on every day of the week; and for the purpose of smoking or vaping between 9am until the premises closes.
- e. Include the first-floor function room (accessed via the roof top terrace) as part of the area authorised for the provision of licensable activities.

The premises currently have a license that allows the sale of alcohol, playing of recorded music, performance of dance, exhibition of films and provision of late-night refreshment on Friday & Saturday to 12:30am on the following day.

Since the premises opened, we have received a number of complaints regarding noise associated with persons leaving the premises late at night.

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As part of our investigation into this issue, we have gathered evidence that shows a clear problem with this type of noise after 11pm. It is our opinion that this is creating a public nuisance.

We are concerned that the premises does not appear to have taken effective action address this noise, despite the fact that they maintain a Noise Management Plan – agreed with this department - which specifically details the control of this type of noise. There has been a recent agreement from the licence holder that there will be door staff managing patrons on Friday and Saturday nights, however the information we are receiving suggests that the door staff are intermittent.

In addition, officers have witnessed noise from music escaping from the premises when the doors are opened. While we have not yet identified that this meets the threshold for nuisance, it further raises concerns about the management of the premises.

Whilst we acknowledge that an updated plan to include a corridor between the mezzanine and the function room has been provided, we are not satisfied that this alone will be sufficient to prevent a nuisance. We would be looking for the premises to create and document (for the licensing authority's approval) a system that seeks to prevent issues. This may include, for example a mechanism to prevent internal and external doors being opened at the same time, a noise limiter within the function room and an acoustic report to show that noise sensitive locations have been taken into account when assessing effectiveness of barriers. We would also object to any requests to play amplified or live music on the roof terrace.

We do not object to the request to extend the earliest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance and exhibition of films on every day of the week at 9am, based on our understanding that this will facilitate breakfast and brunch style events.

At this time, due to the ongoing complaints, the evidence we have gathered and our concerns about existing management, we object to all other requests in the variation.

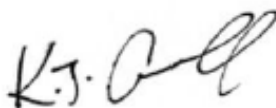
We would expect systems to be implemented prior to use, if we were to lift our objection to the roof terrace or function room. However, our objection to the later opening hours will remain in any event.

Therefore, it is the recommendation of this department that, other than the request to provide licensable activities from 9am onwards, the Licence Variation Application is refused.

I have spoken to the License holder and outlined our concerns and our intention to object. I have also advised that should the noise continue to cause a problem we may look to review the licence and request a reduction in the allowed opening hours to 11pm.

Finally, I would observe that operation beyond 11pm is a breach of the planning consent for the premises. While this is not a licensing matter, we would bring it to the attention of the applicant as a matter that may result in wider enforcement action if it is not addressed.

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



Signature

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APPENDIX 8

Representations Opposed to the Application

Other Person 1 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 01 February 2026 21:29

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>; Audrey Bailey <Audrey.Bailey@rotherham.gov.uk>; Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>; david.sheppaed@rotherham.gov.uk

Subject: Formal Objection – Premises Licence Variation Application (Wigtox Lounge, 33 South Street)

Dear Sir/Madam,

Please note that I have also emailed this to my local councillors as I feel I have been ignored in this process.

I am writing to submit a formal objection to the proposed variations to the premises licence for the **Wigtox Lounge, 33 South Street, Rotherham S62 5RF**.

Before anything else, I must highlight a serious procedural concern: **I did not receive the email notification** regarding this variation application, despite having previously submitted relevant representations during the original licence process. As I appear to have been missed from notification, I will now be speaking directly to residents of both **South Street and Main Street** to ensure they too have not been excluded and to encourage them to submit their own views.

1. RMBC Will Regret Approving This Application

If RMBC approves this variation, the Council will face significant and ongoing enforcement workloads. Residents are already frustrated, distressed, and exhausted by this business. Approving further permissions will guarantee increased complaints, increased enforcement intervention, and heightened community tension.

2. Ongoing Planning Enforcement Action – Evidence of Non-Compliance

It must be formally noted that **Planning Enforcement Officers Andrea Jones and Sophie Ward** are currently dealing with this business because the owners are **failing to meet the planning conditions** set out in the original approval. This includes:

- The illegal erection of an illuminated sign with advertisements
- Operating in ways that breach planning conditions
- Showing a complete unwillingness to comply with their obligations
- Erected a tent in December outside the premises without permission to hold events.

This clearly demonstrates a consistent pattern of disregard for planning rules and the local community.

3. History of Licensing Non-Compliance

The venue has already breached its current licensing conditions:

- Holding lock-ins past authorised closing times
- Allowing customers inside after 11pm
- Having a 14 year old work in the premises behind the bar. (this has been already passed to RMBC)

This proves the owners cannot be trusted to operate responsibly or within the law.

APPENDIX 8

4. Significant Ongoing Impact on Residents

4.1 Noise, behaviour and language

Visitors regularly:

- Shout, argue and swear outside
- Use vulgar language late at night
- Drink outside the premises and on the street while smoking/ vaping
- Cause general disturbance

This is a residential street, not a late-night strip.

4.2 Dangerous and inconsiderate parking

Visitors frequently:

- Park on and block footpaths
- Obstruct junctions
- Block the road entirely at times
- Park on the school marked yellow zigzag road markings.

This poses safety risks to parents, elderly residents, emergency vehicles, and children walking to school.

4.3 Inappropriate alcohol sales near a school

The proposal to begin selling alcohol from **09:00AM**, directly next to a primary school, is wholly inappropriate.

Children pass the premises every morning, and extending alcohol-related activity earlier increases safeguarding concerns.

5. Roof Terrace – Privacy and Noise Issues

5.1 Privacy violations

Residents' gardens and homes will be directly overlooked from the terrace. Main Street residents have already raised this concern previously.

5.2 Noise amplification

Noise from elevated outdoor spaces travels further and louder.

Given the venue's poor history of control, allowing roof-level activity will severely harm residential amenity.

6. Additional Serious Concerns – Accessibility, Housing Impact & Wildlife

6.1 No Disabled Access to the First Floor

The plans show **no accessible route** for disabled customers.

There is:

- No lift
- No internal accessible access
- Only stairs or external rooftop access

This makes the first-floor function room inherently discriminatory.

6.2 Impact on Future HMO Residents

Once the adjoining/nearby HMO flats are occupied, residents will be even more vulnerable to:

- Late-night noise
- Music vibrations
- Outdoor terrace disruption
- Smoking/vaping activity
- Extended trading hours

Small bedsits offer minimal sound insulation, making these impacts particularly severe.

APPENDIX 8

6.3 Lack of Parking & Traffic Flow Concerns

There is **no dedicated parking provision** for the increased capacity sought.

Existing on street parking issues already cause:

- Road blockages
- Unsafe reversing manoeuvres
- Congestion near the school
- Increased risk to pedestrians
- Illegal parking on junctions and school marked yellow zigzags

Further intensification of use will make the area unsafe and unmanageable that have already been raised to highways in the council.

6.4 Impact on Local Wildlife

South Street and the surrounding area support local wildlife, including birds, hedgehogs, and bats.

Increased late-night noise, lights from the roof terrace, and higher footfall will:

- Disturb habitats
- Interrupt nocturnal activity
- Increase littering risks

Wildlife disruption is a legitimate and material planning and licensing concern.

7. Strong Objection to Each Proposed Variation

I strongly oppose **ALL** of the following proposed changes:

(a) Extending earliest hours to 09:00 daily

Completely inappropriate in a residential area and directly next to a school.

(b) Extending latest hours to 01:00 on Friday & Saturday

This will worsen noise, antisocial behaviour, parking issues, and enforcement demands.

(c) Removing the 11pm last-admission condition

This allows uncontrolled late-night entry and increases nuisance.

(d) Allowing the roof terrace to be used for food and drink until 23:00

This will breach residents' privacy and significantly worsen noise.

(e) Allowing smoking and vaping on the terrace until closing

This guarantees late-night noise and increased disturbance.

(f) Including the first-floor function room as a licensed area

This increases the impact, capacity, and disturbance substantially, which the venue has already shown it cannot manage.

8. This Application Must Be Refused

This business has repeatedly demonstrated:

- Non-compliance with planning rules
- Non-compliance with licensing rules
- Disregard for neighbours
- No intention of operating responsibly
- No concern for residents, schoolchildren, accessibility needs, or local wildlife

Approving this variation will **inevitably increase complaints, place huge enforcement burdens on RMBC, and significantly damage local quality of life.**

For these reasons, I strongly urge RMBC to reject this application in full.

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Other Person 2 – Main Street, Rawmarsh, Rotherham S62 5QW

16, 2, 2026

S62 5QW

Dear Diane Kraus,

We are objecting to the application by Mrs Helen Clayton to change the licence conditions of The Wigton Lounge South Street Rawmarsh,

We are objecting to the extension of the alcohol sales, music, dance and films from 9am everyday.

It would mean early morning drinking, noise, and traffic happening only metres from where children arrive each day for school creating an environment that is completely unsuitable for a school and a residential area,

This will affect us because we are owners and residents of the property directly behind the Wigton Lounge

APPENDIX 8

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There noise will be created from 9 am to 11 pm Sunday to Thursday and from 9 am to 01:00 am Friday and Saturday taking away our right to have peace and quiet every day and all day on our property. We also object to opening hours being extended to 01:00 am on Friday and Saturday with late admissions being allowed after 11 pm.

Late opening hours and late arrivals would bring significant noise, cars, taxis and groups of people outside until the early hours, this would turn South Street into a late night destination destroying the peace and quiet to the residents of the street and surrounding area currently rely on and seriously affecting sleep and well being. We are objecting to the opening of the roof terrace for food, alcohol, smoking and vaping from 9 am to 11:00 pm also customers can smoke and vapour until the premises close which would be 1:00 am on a Friday and Saturday night. Noise from a roof terrace travels

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far further than ground level activity, this would cause voices, music, smoke and vapour, and noise from the venue below on the ground floor to escape when the door is opened to enter or exit the roof terrace, to drift directly into nearby homes from morning until late at night disrupting personal space, gardens, bedrooms and every day life of nearby residents.

We have lived here eight years in May, we moved from our house of forty-three years to this bungalow to make life easier and to manage and keep our independence, as we both have health problems, this is causing us both stress. If this flat roof is changed to a roof terrace it will effect myself and my husband because our property is only about 20 metres away from this flat roof.

We also objecting to the first floor function room being used for licensable activities being accessed via the roof terrace.

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A function room means bigger crowds and louder groups of people with the constant movement between the terrace and the upper floor.

This would greatly increase the noise, foot traffic for every neighbouring household.

By having the function room used on the first floor it means that both rooms could have events on at the same time, i.e., a wedding party with a disco and dancing on the first floor, also having live music on the ground floor. Both events are significantly noisy events and would increase the noise coming from the total venue. These proposals will make South Street Main Street and surrounding area louder, busier and significantly more disruptive for all the residents who live here.

APPENDIX 8

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We have constantly objected to the use of the roof terrace both through the licensing department and planning department on the grounds that it adversely affect our lives and well being due to the noise and nuisance it would create which would disrupt our peace and quiet on our property.

This would be every day, all day making our lives uncomfortable and miserable.

As an example on Sunday 1st February around 6pm we drove past Wigtox Lounge on South Street, there where some men stood outside talking, when we drove on to our property at Main Street, we got out of the car and we could still hear them shouting. If this was the case with four people talking and shouting at the front of the Wigtox Lounge what it would be like for use with twenty people talking and shouting on a roof terrace only twenty metres away

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from our property at the rear of
the Digtot Lounge.

None of us as a community including
south street, Main street, and surrounding
area should have to put up with this
is not fair to have all our lives
disrupted with the noise and nuisance
this would cause every day and all day.

APPENDIX 8

23, 2, 2026

ROTHERHAM

S62 5PW

On Thursday 19th February we received the information from Diane Kraus council licensing department in Rotherham regarding to the variation of premises license of the Wigton Lounge in South Street Rawmarsh. This is a additional letter NO 4 and we are still objecting,

We are concerned that if the licence is granted for the first floor function room and the use of the roof terrace with extended hours from 9am and up to 1am the next day it would greatly increase the amount of noise created which would spread to the surrounding area.

At the moment when music is being played in the ground floor function room,

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We can hear it on our property therefore if the second room on the first floor is in use for music being played at the same time it would double the amount of sound generated. Also if the roof terrace is in use for music being played at the same time it would double the amount of sound generated.

If the roof terrace is in use for drinking, eating, smoking plus vaping there could be twenty people on there some of them could have been drinking alcohol, they could be talking loudly excited, passionate, and sometimes argumentative this would create extra noise which would flow into the surrounding area from 9am until 1am the following morning, this would be detrimental to this residential area.

These activities are concerning us because our property is only 20 metres away from the rear of the Wigton lounge

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all these functions taking place and we will be the people affected. The provision of a 1.8 metre high screen although prevents our property being overlooked it does not stop noise being transmitted from the roof terrace in to the surrounding area because the sound will escape over the top of it. It has been proposed that a fixed pergola roof could be fitted, but we have not seen any drawings, plans or artist impression of what and how it would be constructed and how effective it would be.

APPENDIX 8

Other Person 3 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 22 February 2026 19:56

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>; Licensing <Licensing@rotherham.gov.uk>; rotherham_licensing@southyorks.pnn.police.uk; Sophie Ward <Sophie.Ward@rotherham.gov.uk>; Andrea Jones <andrea.jones@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>; John.Healey <john.healey.mp@parliament.uk>

Subject: Wigtox

Representation Against the Application to Vary the Premises Licence – Wigtox, South Street

I am writing to formally object to the application by Wigtox to extend its licensing hours and to add a rooftop terrace and function room.

I make this representation on the basis that granting this application would seriously undermine the licensing objectives under the Licensing Act 2003, in particular:

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

However, before addressing the legal framework, I feel it is important that the panel understands what it has actually been like to live next to this venue over the past few months.

The Human Reality : What Residents Have Been Living With

Since the beginning of November, residents of South Street have found themselves living next to what has become a noisy late-night drinking venue in the middle of a quiet residential street.

This has not been a minor inconvenience. It has fundamentally changed our ability to live peacefully and safely in our own homes, enjoy our weekends, go to work and have the energy to spend time with loved ones.

On a regular basis, and particularly at weekends, we are subjected to:

- Shouting, screaming, and arguing in the street beyond midnight
- Loud music echoing down the road
- Patrons leaving intoxicated and behaving aggressively
- People urinating in the street, including directly outside homes and in the area where children line up for school
- Bottles, litter, and broken glass left behind

As a resident, I no longer feel safe walking my dog in the evening. I have been subjected to inappropriate comments and intimidating behaviour from intoxicated people outside the venue.

My home no longer feels like a place of safety or rest.

The Licensing Act 2003 exists to prevent exactly this type of harm.

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The Premises Is Not Operating as Promised

When the premises licence was originally granted, residents were assured by Mr Clayton that the venue would be:

- Family friendly
- Playing soft jazz
- Not a nightclub
- Not a late-night drinking venue

None of these assurances have proven true. Instead, the venue regularly hosts:

- DJs
- Karaoke
- Late-night drinking
- Club-style events

This is not a family venue. It is a late-night alcohol-led premises. This misrepresentation is highly relevant.

In East Lindsey District Council v Abu Hanif [2016] EWHC 1265 (Admin), the High Court confirmed that licensing authorities are entitled to consider the management and conduct of the operator when deciding applications.

The operator's conduct and misrepresentation of the nature of the venue demonstrates that the premises is not being run in a manner consistent with the licensing objectives or as intended when submitting the initial application.

The Premises Is Already Failing to Promote the Licensing Objectives

The statutory guidance issued under Section 182 of the Licensing Act 2003 states at paragraph 1.16: "The licensing authority must carry out its functions with a view to promoting the licensing objectives."

This premises is already failing to follow licensing objectives.

This application seeks to expand its operation further. This is not appropriate when a venue is already failing to meet the 4 licensing objectives.

Prevention of Public Nuisance

This is the licensing objective most obviously being breached.

Paragraph 2.15 of the Section 182 Guidance states: "Public nuisance includes low-level nuisance affecting a few people living locally."

Residents are being deprived of sleep on a regular basis.

We cannot open our windows.

We cannot escape the noise.

We cannot relax in our own homes.

This is not how people should have to live.

APPENDIX 8

We are faced with excessive public nuisance every weekend whether that is:

- The base and music from club nights making it impossible for us to relax
- Late night screaming and shouting as people enter and leave the venue
- Cars using their horns, not to alert patrons to their presence, but to replicate songs with each other at 1am
- People arguing and fighting in the street
- Fighting from inside the club which staff are unable to control being heard from the street.

The premises has only been open during winter thus far, this has somewhat prevented the noises from inside the club we can hear at home. This will no longer be the case in the summer where the doors and windows are opened for ventilation in the heat or if the addition of a rooftop terrace is granted.

The proposed expansion to the license, including the roof top terrace would make this significantly worse

Noise from elevated outdoor drinking areas travels further and more directly into nearby homes and the neighboring school. There are no realistic conditions that could prevent this. While there has been some sound proofing identified, considering the current level of noise local residents are being subjected to, a small reduction such as the one proposed would not have meaningful impact.

The High Court confirmed in Hope and Glory Public House Ltd v Westminster Magistrates Court [2011] EWCA Civ 31 that licensing authorities are entitled to refuse applications where granting them would undermine licensing objectives.

The nuisance is already happening.

It will worsen if this application is granted.

Prevention of Crime and Disorder

Residents have witnessed and experienced:

- Fighting
- Public urination
- Aggressive behaviour
- Intoxicated individuals driving vehicles
- Discussions of drug use
- Abuse

This demonstrates a clear failure to promote this objective.

Paragraph 2.1 of the statutory guidance confirms:

“The prevention of crime includes prevention of disorder and drunkenness.”

Having grown up with parents who themselves ran a working mens club, I am more than aware of the duty of staff to ensure that patrons are not sold alcohol when they are clearly intoxicated.

Under Section 141 of the Licensing Act 2003, it is a criminal offence to sell alcohol to a person who is drunk.

APPENDIX 8

On more than one occasion, I have witnessed patrons entering the venue late at night clearly in an altered state. These patrons have then been on the street in the early hours of the morning causing disturbance and on another occasion causing a physical altercation.

Security presence appears to be non-existent and I have never seen a security presence nor has one been captured on our cameras since the venue opened. I would suggest that the venue does not have security, if they do then I have significant concerns about the effectiveness of this measure.

Patrons are allowed to leave and remain outside causing disturbance. There is no adequate dispersal of patrons between midnight and 1:30am and staff have, on at least one occasion, left patrons in the street and gone home. Meaning that residents have had to intervene due to the level of disturbance they were causing.

This is not responsible management and puts local residents in harms way. A function room and roof top terrace would only increase numbers and encourage day time drinking during the summer months, meaning patrons consume more alcohol.

This would only serve to exacerbate the current situation, adding more disturbance and impacting residents safety, undermining licensing objectives.

Protection of Children from Harm

This is a particularly serious concern due to the immediate proximity of the school and the number of children who live nearby.

Currently in the evenings children are already exposed to:

- Swearing
- Sexualised comments
- Discussions of drug use
- Aggressive and abusive language

The rooftop terrace would significantly increase this exposure.

Paragraph 2.22 of the statutory guidance confirms:

“Protection of children from harm includes moral and psychological harm.”

Children should not be exposed to intoxicated adult behaviour in their school or home environment. I have significant concerns that the roof top terrace overlook the school and the homes of people with young families. This is a significant safeguarding risk.

On another note, from a practical perspective there is also no way for the proprietor to moderate the conversations of patrons or reduce the sound to 0 in school hours. Alongside the safeguarding concerns this would cause significant disruption to children’s learning.

Public Safety

Public safety includes the safety and wellbeing of residents. The impact on public safety is already detailed but to be clear.

Residents have experienced intimidation and harassment.

We feel unsafe.

The Licensing Act is intended to protect communities. It is not currently serving that purpose and any agreement to extend the license would further undermine that aim.

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Serious Concerns Regarding Management and Compliance

One of the concerning issues is the operator's failure to comply with existing legal requirements.

The premises only has planning permission to operate until 11pm.

Despite this, it regularly operates until 1am.

This demonstrates a clear disregard for regulation.

This is highly relevant.

The High Court in *East Lindsey v Abu Hanif* confirmed that past conduct is relevant when determining licensing applications.

If the operator is already failing to comply, there is no reason to believe they will comply with extended permissions.

The Impact on Residents Has Been Severe

I would ask the panel to consider how they would feel:

- If they had not had a proper night's sleep for months.
- If they felt unsafe walking outside their own home.
- If their children had to walk past urine and broken glass on the way to school.
- If their concerns were brushed off only to be proven correct

We did not choose to live next to a nightclub. We were told this would be a family-friendly venue and not for late night drinking. That has not been the reality and have been lied to.

The Application Will Make the Situation Worse

The function room, rooftop terrace and extended hours will:

- Increase noise
- Increase nuisance
- Increase crime and disorder
- Increase safeguarding risks

The premises is already causing harm. This application would expand that harm.

Licensing Authority's Legal Duty

Under Section 4 of the Licensing Act 2003, the licensing authority has a legal duty to promote the licensing objectives.

Granting this application would fail to do so.

For all the reasons set out above, I respectfully request that this application is refused in full.

I also respectfully request that the licensing authority consider reviewing the existing premises licence given the ongoing breaches and harm being caused.

Evidence

All claims in this response are evidenced through home CCTV equipment. I am more than happy to share this evidence with licensing however due to the online abuse another local resident faced at previous objections and other concerns that have been made clear to licensing, I am not comfortable sharing these with the applicant as my home is identifiable.

Final Thoughts

This venue has had a profound negative impact on our lives.

We simply want to be able to live peacefully and safely in our own homes. The Licensing Act exists to protect residents. I ask that the panel uphold those protections.

APPENDIX 8**Other Person 4 - South Street, Rawmarsh, Rotherham S62 5RF**

Sent: 22 February 2026 20:03

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>; Licensing <Licensing@rotherham.gov.uk>; Andrea Jones <andrea.jones@rotherham.gov.uk>; Sophie Ward <Sophie.Ward@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: Licensing objection

Dear Licensing Officer,

I write to object, in the strongest possible terms, to the proposed variation of the premises licence for the above premises. My objection is submitted under the Licensing Act 2003 and is based on direct, ongoing experience of the serious and cumulative harm that the operation of this premises is causing to residents. The grounds for my objection are that the variation would undermine the licensing objectives of (1) the prevention of crime and disorder, (2) the prevention of public nuisance, (3) public safety, and (4) the protection of children from harm.

Introduction

I live on South Street, very close to the premises. Since the premises began operating in its current format on 7 November 2025, my home has ceased to be a place of rest or safety. I have diagnosed obstructive sleep apnoea; uninterrupted sleep is a medical necessity for me to function safely at work and to maintain my health. Every Friday and Saturday (and on some weekdays) I am woken by shouting, car horns, arguing, loud conversations and music bass that continues into the early hours. I routinely cannot go to bed at a reasonable hour because I am woken repeatedly. I cannot watch television in my home without hearing the bass from the music. Instead of restful weekends, I spend them exhausted and trying to recover from sleep deprivation, which causes cognitive impairment, emotional strain and constant anticipatory anxiety about the coming weekend. Following an incident where a patron asked where I lived, asked to follow me home and made an unwanted sexual proposition, I no longer feel safe walking on my own street after dark at weekends. I have tried to resolve matters informally by calling the business number provided and by attending the premises; my calls went unanswered and, when I attended in person, my details were taken but I was not contacted. I have therefore exhausted reasonable informal remedies.

Summary of facts and pattern of harm

The premises opened in November 2025 and the disturbance has occurred every Friday and Saturday since opening, with particular problems between 20:00 and 02:00 and the worst disturbance between 23:00 and 01:00 due to lack of dispersal and high levels of intoxication. The venue has traded late (for example, until 03:00 on New Year's Eve) and occasionally on Wednesdays.

On 20 February 2025, according to staff within Wigtox, a door supervisor was present. Noise from the premises was audible at 01:00 and patrons remained outside shouting until 01:20, demonstrating that the presence of a single door supervisor did not prevent continued external nuisance.

On 20 February 2026, the premises claimed a door supervisor assessed noise as acceptable; an out-of-hours noise officer separately confirmed that noise on the street was loud that

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evening. There is also a concern that self-monitoring is not accurate, as noise levels appeared to be turned down specifically for the reading.

The premises has received several warnings from Planning and a Planning Enforcement Notice has been issued.

Residents have reported incidents to the police; on multiple occasions police did not attend due to other operational priorities. They did not provide crime reference numbers, making it difficult to evidence.

Residents have provided recordings, Ring footage and submissions via the Council's noise app to Planning. The nature of the disturbance (sporadic bursts, shutter openings, staggered release of patrons) makes consistent evidence-gathering difficult.

1. Prevention of public nuisance

The primary source of nuisance is unmanaged external congregation and dispersal, not merely internal music. The nuisance is predictable (twice weekly since opening) and characterised by sudden, intermittent spikes of shouting, arguing, swearing and loud conversation which repeatedly rouse sleeping residents. The premises is located on a T-junction in a wholly residential street; this street layout amplifies and carries sound, causing voices to echo between properties. Rotherham's Statement of Licensing Policy 2025–2030 emphasises protecting residential amenity and managing hours accordingly; those principles are directly engaged here.

The applicant's updated plans (airlock corridor, 1.8 m acoustic screening, relocation of a bar) focus on internal mitigation. However:

- An airlock corridor and internal screening do not control patrons once they are outside. They do not prevent shouting, arguing or intoxicated conversation on the pavement and simply create another area for this to happen.
- Acoustic barriers on a rooftop terrace will not prevent loud conversation or shouting being audible across neighbouring properties; elevating patrons often increases sound propagation.
- Relocating an internal bar does not prevent congregation outside or late-night dispersal issues.

There are practical enforcement and evidential gaps:

- The Council's Noise Team monitoring ends at midnight, yet the worst disturbance occurs between 23:00 and 01:00. Extending licensable activities to 01:00 would formalise activity into a period where routine monitoring is not in operation, leaving residents without an effective monitoring mechanism.
- The premises has been observed lowering shutters to give the appearance of closure, then reopening to release patrons; the shutter movement itself generates noise and staggered dispersal complicates attempts to capture clear evidence.
- The intermittent nature of the disturbance means single-point dB readings often do not reflect the true lived experience of frequent, sleep-disturbing spikes.

The latest Section 182 Guidance recognises that public nuisance includes noise and the reduction of residential amenity where the effect is disproportionate and unreasonable. In short, the nuisance is established, foreseeable and recurrent. The proposed variation would intensify these problems by authorising later hours, activating outdoor areas and increasing

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capacity without any proven record of sustained effective management that prevents the external congregation which causes the nuisance.

All of the above has been experienced during winter with windows closed; summer will predictably worsen the impact when residents open windows.

2. Prevention of crime and disorder

There is a demonstrable failure of management control and supervision:

- There is no consistently effective external supervision on Fridays and Saturdays. Staff leave and go home while patrons remain outside shouting after closing; there is no active dispersal or de-escalation.
- Patrons have been observed openly discussing illegal drug use while dispersing. There have been repeated incidents of aggressive and confrontational behaviour both amongst patrons and towards local residents.
- Police have been contacted but on several occasions did not attend.
- A patron made an unwanted sexual proposition and watched me walk home; this has materially altered my behaviour and means I no longer feel safe walking on the street after 20:00 at weekends.
- Removing the 23:00 last-admission safeguard would be unsafe. The most significant incidents occur between 23:00 and 01:00; permitting admissions after 23:00 will increase late arrivals, the concentration of intoxicated patrons at closing, and the scale and duration of dispersal problems. The inclusion of a first-floor function room and a rooftop terrace will increase capacity and the number of patrons to be managed, yet current management has not demonstrated reliable control.
- Patrons are also threatening to local residents. On several occasions, when putting items in the bins, patrons have shouted insults or made disparaging comments about residents being “up their own arses”, “trying to ruin the pub”, “needing to get a life and leave the pub alone”, as well as other profanities, all directed at residents who were simply putting rubbish in their bins. Patrons have also used social media to intimidate local residents, including posting photographs of local residents’ houses online in order to make them feel unsafe. This attitude and disrespect towards local residents is evidenced in the disregard shown by the establishment.

3. Public safety

The bright external television screen affects night-time driving visibility on an already residential street. There is also a large, bright advertisement. Neither the television screen nor the advertisement has relevant planning permission, and none has been sought by the owner despite requests (again demonstrating a lack of respect for the community and the rules set by the local authority). There have been instances of intoxicated patrons driving after leaving the premises and an apparent collision with a nearby school wall has been captured on video and sent to the local authority. Children have been seen playing in the street while adults remain in the venue, exposing them to raised voices and intoxicated behaviour. The current operation places residents and road users at increased risk; extending hours and activating outdoor areas will heighten those risks.

The Council’s policy specifically flags women’s safety as a local priority; my experience speaks directly to that concern in the public realm immediately outside the premises and with no supervision by premises staff. The individual who propositioned me could see my house from the pub, knew I was alone and could have easily knocked on my door at a later time, in addition to the harassment by patrons leaving the pub when residents are merely putting rubbish in the bin. Without proper intervention, harm to a resident is foreseeable.

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4. Protection of children from harm

Late-night congregation in a residential street increases the likelihood of children being exposed to antisocial and unsafe behaviour. The presence of intoxicated individuals and loud shouting near where children live and play is of concern.

Activating a roof terrace (which overlooks the school and residents' houses with children) and extending hours increases the likelihood of children's exposure to late-night disorder in a residential area. The licensing objective requires you to consider this risk specifically.

Rebuttal to the applicant's claimed improvements

The applicant's email asserts that the updated plans (airlock corridor, 1.8 m acoustic screening on the terrace and a fixed bar within the function room) are significant improvements. These measures are primarily architectural and inward-facing and do not address the primary and proven issue: human behaviour outside the premises following consumption of alcohol. In practice, the disturbance stems from congregation, shouting, staggered dispersal and intoxication—none of which is adequately controlled by internal layout changes alone. The Council should not grant extended permissions on the basis of design changes where there is no sustained record of management success in preventing these external harms.

Enforcement and compliance history

The premises has received planning warnings and a Planning Enforcement Notice. It has operated beyond the intended planning hours on a number of occasions. The Licensing Sub-Committee previously accepted conditions such as a Noise Management Plan and outside CCTV to mitigate impacts; however, these measures have not prevented ongoing disturbance. The Licensing Authority should take into account prior non-compliance and enforcement action when assessing the applicant's competence to manage increased hours and capacity.

Requested decision and, if applicable, conditions

For the reasons set out above, I request that the variation be refused.

If the Committee is minded to grant any part of the variation, I ask that the following minimum, enforceable conditions be imposed (in addition to any already on the licence), and that the Committee require clear, verifiable evidence of sustained compliance before considering any future relaxations:

- Terminal hour to mirror planning permission at 23:00 for all licensable activities.
- Retention of the last-admission condition at 23:00.
- Refusal of permission to use the rooftop terrace for consumption after 23:00 and refusal to permit the terrace for late-night smoking beyond the current restricted hours.
- The first-floor function room not to be authorised for late-night licensable activity until the applicant demonstrates a sustained period of compliance (minimum 12 months) with robust dispersal results.
- Mandatory SIA-registered door supervisors on site from 21:00 until close on Fridays and Saturdays (minimum number to be determined by the Authority), with evidence of staffing to be provided to the Licensing Authority weekly for the first three months.
- A robust, written dispersal policy to be submitted, approved by the Licensing Authority and actively enforced; this must include procedures for supervised, staggered dispersal, smoking management and the prohibition of congregation in the street.
- External, high-resolution CCTV covering the pavement and immediate street to be maintained, recorded for 31 days and made available to the Licensing Authority, Police and Environmental Health upon lawful request.
- Independent acoustic monitoring (commissioned and paid for by the licence holder) for a

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minimum of three representative weekends, including monitoring through the period 23:00–01:00, with the results provided to Environmental Health. If monitoring shows repeated breaches of acceptable levels or repeated spikes causing disturbance, the licence must be reviewed.

- No re-entry after 23:00 once a patron has exited the premises.
- A limit on the maximum number of patrons permitted in the function room and on the terrace, to be specified on the licence and enforced by the licence holder.
- Evidence of meaningful community engagement to be provided, including a named local contact who responds to residents' concerns within 48 hours.
- Community liaison: a named contact who responds to residents within 48 hours, plus a quarterly log shared with Environmental Health.

Note: If problems persist, I reserve the right to request a licence review, which is a key community protection tool under Section 182 Guidance.

Request for withholding of personal details

I respectfully request that my name and address be withheld from the applicant and redacted from any publicly circulated copy of this representation.

I make this request under the Licensing Act 2003 and the statutory guidance issued under Section 182, which allows licensing authorities, in exceptional circumstances, to withhold personal details where there is a genuine and well-founded fear of intimidation, harassment or reprisal. My concern is not speculative: a patron has made an unwanted sexual proposition; patrons have harassed residents online. Given the history and connections within the community, I have a genuine fear for my personal safety if publicly identified as an objector.

The premises has clientele who can be aggressive, and there is a planning enforcement history that demonstrates previous tensions. Disclosure of my address would, in my view, expose me to real risk and has already limited my ability to gather and submit evidence (recordings made from my property would reveal my address; however, I am happy to share these with the Licensing Authority). I therefore ask the Licensing Authority to exercise its discretion and withhold my identity and address from the applicant.

Conclusion

The Section 182 Guidance expects licensing decisions to be preventative and tailored to the premises, with conditions that actually work in practice. The above points must be considered alongside the potential impact the proposed changes will have in exacerbating these issues.

The variation sought is not a minor amendment but a material intensification of late-night activity in a wholly residential street. The premises has demonstrated an ongoing pattern of nuisance and insufficient management control since opening in November 2025. The proposed changes would embed activity into the period when the worst harm occurs and would be likely to increase both nuisance and risk to public safety. For these reasons, I respectfully request that the Committee refuse the variation. If any part of the application is granted, I strongly urge the Committee to impose the strict, verifiable conditions above and to require independent proof of sustained compliance before any further relaxation of controls.

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Other Person 5 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 22 February 2026 19:58

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

Cc: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes

<Rachel.Hughes@rotherham.gov.uk>; Cllr David Sheppard

<David.Sheppard@rotherham.gov.uk>; Audrey Bailey <Audrey.Bailey@rotherham.gov.uk>

Subject: Issues - Variation Application - Wigtox Lounge, 33 South Street, Rotherham S62 5RF

Formal Objection – Premises Licence Variation Application (Wigtox Lounge, 33 South Street)

I am writing to submit a formal objection to the proposed variations to the premises licence for the Wigtox Lounge, 33 South Street, Rotherham S62 5RF.

1 – ‘Extend the earlier authorisation hour to allow the sale of alcohol, playing of recorded music, performance of dance and exhibition of films on every day of the week at 9am’

I oppose this variation as I think this is highly irresponsible of the owners to allow the sale of alcohol at a time where children at the neighbouring school may be present of this. This is both irresponsible of the owners of 33 south street and this clearly shows their lack of interest and respect of the local residents.

2 – ‘They wish to create an outdoor seating area for drinking to the front of 33 south street for disabled patrons’

I Highly oppose this and I think it is quite disgusting that the owners will use disability to appear more favourable into obtaining approval. This is not for disabled patrons at all, their whole premise is not disabled friendly as they have no ramp access to gain access to the building for disabled patrons and no washroom and toilet facilities for them to access.

The front outdoor seating area is for their local patrons to smoke, shout, drink and cause a nuisance which they have been doing since opening. The owners of 33 south street are just trying to fabricate that this area is for disabled patrons to gain favour.

As state they have no disabled access facilities at the premises so why would they even think about them to drink outside.

3 – ‘They will employ a door supervisor outside the front of the premises to control noise and disturbance’

Again this is complete nonsense and will not come to fruition. The owners again are just putting anything out there they think the council and committee board want to here. Since opening I am yet to see a door supervisor at the premises at all.

They also claim they will install noise monitors so they can monitor the levels of noise outside the premises to avoid disturbance to residents. Again, complete nonsense, just because they may (which I highly doubt) install noise monitors, it does not guarantee they will act upon it.

The owners since taking over the premises have not engaged with local residents at all over concerns as they are not interested in any disturbances caused to local residents and they

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have proven this over and over again by flouting conditions of the premises that they were ordered to abide by (hence enforcement action has already been taken against them and I have this confirmed in writing from the council)

4 – ‘Extend the latest authorised hour to allow the sale of alcohol, playing of recorded music, performance of dance, exhibition of films and provision of late night refreshment on Friday to Saturday to 1am on the following day’

I oppose this idea because of the disturbance to neighbouring properties that are in too close proximity to the venue and proposed outside drinking areas. Everyone needs to be reminded that this is a quiet residential area and not the magaluf strip. There are young children, new born babies and even a disabled child in close proximity and I strongly feel the extended opening hours and drinking hours with cause both mental and emotional distress to residents in such close proximity.

Again on this point, the owners have shown complete disregard to the local residents as they have been going over their current permitted hours currently authorised and again I have this confirmed in writing by the council.

5 – ‘Remove the condition restricts the last admission to the premises at 11pm’

Again as stated in point 4, I oppose this idea for the same reasons stated.

6 – ‘Remove the condition that prohibits the use of the roof top terrace and replace it with a condition that allows the terrace to be used for the consumption of food and drink between 9m and 11pm on every day of the week and for the purpose of smoking or vaping only between 9am until the premises close.’

I highly oppose this for the same reasons I outlined when the owners first took over and proposed this idea. I think it is a huge breach of privacy to neighbouring properties on south street and main street. Directly behind where they propose the roof terrace are Bungalows and other properties with bedroom windows where patron will be able to see into. I notice that when the owners stated they will erect a 1.8 metre covering, there was no elaboration on what material this will be and whether it will be transparent or non transparent, whether there will be air gaps in it for air flow which will be allow patrons to be able to pry into residents windows and gardens. I think this is too much of a privacy concerns and does not safeguard the safety of children living in those properties which will be disturbed by this and open up the opportunity for paedophilic behaviour.

I also think this is a big health and safety risk. If it is used for smoking and vaping, I think there is a big fire risk of flammable material and furniture that will be used. Patrons tossing discarded cigarettes over the edge which will subsequently end up in residents gardens again opening up the opportunity to fire hazards.

The owners have stated they will introduce an air lock corridor to mitigate the noise level and also install noise level monitors. This does not guarantee that it will have the desired effect in mitigating any noise and controlling disturbances to residents, therefore I think its idiotic to try and pacify that this is some kind of guarantee that it will work when they cannot prove this. Again they are just wanting these new conditions approved and will state anything to do so.

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The terrace wont be a complete enclosed space therefore patrons will cause noise disturbance to nearby properties and residents and this noise will be able to travel to cause this.

7 – 'Include the first floor function room (accessed via the roof top terrace) as part of the area authorised for the provision of licensable activities'

I would oppose this because where the planned first floor function room is mapped out to be at the rear right hand side of the premises, it is too close to neighbouring properties on main street and the school next door on south street. The noise levels will cause too much noise disruption to these properties and again mental and emotional distress.

I also want to point out that when the premises first went through this stage, highways commented and state they though this premise was an overdevelopment of the space it has. So I cannot understand why it may even be considered to increase this when it has already raised professional concerns that it is overdeveloped already.

Other points I would like to voice about why the premises should not have anymore development or conditions removed or approved.

Traffic is a big concern since this business has opened and I voiced this a lot. I have submitted photographic evidence of patrons cars parking anywhere they like, blocking residents driveways, double parking to a point where cars trying to drive up and down south street have had to enter the business to ask people to move cars so they can get through, this was photographed and uploaded on social media and I sent a copy of this to diane at rmhc.

Its irresponsible of the owners to have not created any parking for patrons whatsoever and im concerned that when emergency vehicles try and use south street, they wont be able to due to the parking issues from selfish patrons.

Another example of why the owners have complete disregard to the residents and also to any conditions set out by rmhc, is there own personal property on south street that has a large annex building built in the rear garden which has not had planning permission approved and were given a 6 month order to remove this structure and to date it remains. This again shows the owners are not interested in whether something is approved or not, they will go ahead and do it anyway. Not only is it unprofessional but it is also illegal. Their address if you wish to look into this is [REDACTED]

Illuminated signs and screens that were not approved are still erected and lit up and are causing vast light pollution to properties opposite [REDACTED]. The sign and screens are so bright they shine through our windows all night until they are switched off, I submitted photographic evidence regarding this and were advised the owners did not apply for a license for this and to switch off the illumination immediately but again, they ignored this and to date, still shine bright into our windows.

Conclusion – This Application Must Be Refused

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This business has consistently shown:
Non-compliance with planning regulations
Non-compliance with licensing conditions
No respect for its neighbours
No intention of operating responsibly
No care for the impact on the community

Approving this variation will increase complaints, increase enforcement demand, and significantly damage residents' quality of life.

For these reasons, I strongly urge RMBC to reject this application in full.

Sent: 20 February 2026 18:37

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

Subject: RE: Important Update - Variation Application - Wigtox Lounge, 33 South Street, Rotherham S62 5RF

This is just one example of visitors to the club constantly blocking drives and pavements with no intervention by the owners of wigtox lounge. They have no intention of working with residents whatsoever.

Just look at this picture. This is just one example of many per day everyday. Blocking driveways and pavements and making it a hazard to walk and drive on south street.

Great bit of parking on South Street unable to get through as I was in a mini bus, found the driver of the van having a pint in the pub. Luckily it wasn't an ambulance or fire engine wanting to get through



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Over two driveways



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Other Person 6 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 23 February 2026 12:11

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

Subject: Variation Application - Wigtox Lounge

We wish to object to the License Variation Application made by Wigtox Lounge for the following reasons:

i) The venue is on a residential street, next to a school and in close proximity to houses. Extending the hours until 1 am on Saturday and Sunday morning and opening a further function room will result in more footfall and more cars and taxis up and down the street leading to more noise and disturbance well into the early hours. It would seem that the owner is intent on turning the venue into a pseudo nightclub with little regard for residents.

ii) The venue has only been open since late October and has already created problems for residents during the winter months via noise and parking problems and glare from huge signage. As yet the amount of noise and disturbance during the summer months when drinkers are sat outside is unknown but will undoubtedly be considerable especially on the so called front patio which is directly onto the street and has no acoustic barrier.

iii) The car park at the rear as shown on the plans is currently not available and would only have space for 3 cars if it was open. On many occasions cars are parked haphazardly on the pavement and across the corners of South Street and Bisby Road making it extremely difficult for pedestrians to walk past and cars to negotiate the corner having to swing into the middle of the road with limited vision of what is coming in the opposite direction. Parking is already exacerbated by the fact that the school staff park all day on South Street and Bisby Road and also by parents parking to drop off and pick up children from school.

iv) Allowing the venue to serve alcohol from 9 am will only encourage people to drink more and for longer. Why does a venue need to be serving alcohol for 14 hours in the week and 16 hours at the weekend?

v) Allowing the roof terrace for drinking and smoking will also cause more noise and disturbance to residents on Main Street and Hutchinson Road, in particular those whose houses back onto the venue. The owner has stated that acoustic barriers will be erected to minimise noise but unfortunately sound waves travel in all directions not just horizontally. Previously the application to use the roof terrace was withdrawn even though the door to access it has always been in place and we feel it has been the intention all along to use the terrace.

vi) The original application was supported by 57 persons, the vast majority who do not live near to the venue and some of who don't live in the area. The owner himself stated that he lives on the street but his house is well away from the venue and unlikely to be affected by disturbance from footfall and traffic. No doubt there will be letters of support for the application again.

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vii) Originally the venue was to be a beauty parlour, coffee shop and ice cream parlour during the daytime and a family friendly licensed lounge through the evening not a late night /early morning drinking and entertainment establishment .

viii) A fully operating function room will mean larger crowds which will mean an increase in footfall, traffic and disturbance making South Street busier, noisier and much more disruptive for residents.

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ix) We would suggest that the Licensing Committee visit unannounced the location before the meeting itself to understand why residents have many concerns about the venue.

We do not wish our names or email address to be disclosed.

Yours sincerely ,

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Other Person 7 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 24 February 2026 20:42

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

Cc: Audrey Bailey <Audrey.Bailey@rotherham.gov.uk>

Subject: Objection to Variation Application Wigtox Lounge, 33 South Street, Rawmarsh

To whom it may concern,

I am a resident of ■ South Street, Rawmarsh and I have been made aware by another concerned resident of a new variation application that has been made to you for the Wigtox Lounge who have applied to extend licensing hours for alcohol, music and dance at these premises.

I would like to formally object to this licence being granted as I feel this would greatly disturb and impact the residents of our neighbourhood with additional noise and drunken behaviour affecting the peace, safety and quality of life on South Street and the surrounding areas especially in the Summer.

Kindest Regards,

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Additional information provided by Other Persons opposed to the Application

Other Person 5 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 01 March 2026 15:01

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

Subject: RE: Issues - Variation Application - Wigtox Lounge, 33 South Street, Rotherham S62 5RF

Can we include this as more evidence, this is a frequent issue completely blocking the causeway all day.

So when they are going on about being disability friendly. Don't think so



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Representations in Support

Other Person 1 - Haugh Green, Rawmarsh Rotherham S62 7FF

Sent: 04 February 2026 09:38

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

Subject: Support

I live in Rawmarsh and I am emailing in full support of Wigtox Lounges new application.

So far the venue has been nothing but fantastic the owners are supper community focused and I think we will all benefit from this

Other Person 2 - Bridgewater Park Drive, Skellow, Doncaster DN6 8RL

Sent: 04 February 2026 09:48

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

Subject: Email of support

I am a customer of The Lounge and I am in full support of the license variation.

The venue is well run and super community focused it's such a good place that brings all ages from the community together I have never seen anything bad and love to see the place thriving.

I remember the club from years ago and don't understand why the lounge is struggling to have the terrace and function room in use as it always has and is in fact so much better controlled than it was.

Other Person 3 - Bridgewater Park Drive, Skellow, Doncaster DN6 8RL

Sent: 04 February 2026 09:51

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

Subject: Support

This is a quick email in support of Wigtox Lounge in Rawmarsh.

I can not believe they are facing these issues to open up something that has always been there. I myself visit the venue and the atmosphere is always friendly and family orientated. It is such a community friendly place and I know the owners would ensure the terrace is well managed and work with local residents.

Other Person 4 - Cotleigh Crescent, Sheffield S12 4HT

Sent: 04 February 2026 09:57

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

Subject: Support for Proposed Plans- Wigtox Lounge

I am writing as a regular customer of Wigtox Lounge to express my full support for the proposed licence variation and to say how much I am looking forward to seeing these plans go ahead.

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Although I do not live locally, I choose to visit Wigtox Lounge regularly because of how safe, welcoming, and comfortable it feels. I often come on my own, and I have always felt completely at ease. The atmosphere is friendly, calm, and well managed, and the staff are attentive without being overbearing. It is a venue where people genuinely feel comfortable, even when visiting alone.

From a customer's point of view, Wigtox Lounge stands out because it is not a rowdy or intimidating environment. It attracts a wide mix of people, including individuals, groups of friends, older customers, and people with disabilities. I have never experienced any disorder or issues, and the venue feels responsibly run at all times.

I understand that the proposed plans include earlier opening hours, a modest extension to Friday and Saturday evenings, the inclusion of a first-floor function room, and the introduction of an outdoor rooftop area. These plans feel sensible and proportionate and appear to have been carefully thought through rather than excessive.

I am particularly excited about the rooftop outdoor area. As a customer, I genuinely can't wait to be able to sit outside in a comfortable, relaxed setting as part of an already enjoyable venue experience.

Overall, I believe the proposed plans will enhance an already well-run venue and allow it to continue providing a safe, enjoyable space for customers. I fully support the application and can't wait to see these plans go ahead.

Other Person 5 - Victoria Road, Parkgate, Rotherham S62 6BA

Sent: 04 February 2026 10:06

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

Subject: Support for licence variation wigtox lounge

I am writing as a local resident to confirm that I am happy for the proposed licence variation for Wigtox Lounge to go ahead and to explain why I believe it is a good idea.

The venue has been well run since it opened and has brought something positive to the area. It provides a safe, welcoming place for people to meet, and it is managed in a respectful way. From my experience, it has not caused any problems and has been an asset rather than a nuisance.

Everyone I speak to loves the Lounge. It has a relaxed, friendly atmosphere and genuinely feels like being on holiday when you're there, which is something really special to have locally. It gives people somewhere enjoyable to go without having to travel elsewhere.

The proposed changes make sense as they will allow the business to operate more effectively during the day and early evening, as well as provide a better experience for customers at weekends. The plans are reasonable and feel well thought out, rather than excessive.

I also believe the improvements will help the venue continue to grow as a community space while maintaining the same standards it already has. For these reasons, I fully support the application and would like it to be approved.

APPENDIX 10**Other Person 6 - Apollo Street, Rotherham S62 5NB****Sent:** 04 February 2026 10:35**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support for Wigtox

I myself am a customer of Wigtox lounge and wanted to show my support for the new license application. I think the reinstating the function room and rooftop terrace is a fantastic idea.

It's such a fab place for all ages and everything is always well run and welcoming. The owners are so community focused and do a lot for all attending their venue.

Other Person 7 - Goodwin Avenue, Rotherham S627AY**Sent:** 04 February 2026 12:06**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Full support 33 south street the lounge

I am writing to express my support for the proposed plans for The Lounge and to confirm that I am more than happy for them to go ahead.

The Lounge has become something people in Rawmarsh genuinely talk about — and in a positive way. Everywhere you go, people mention how happy they are that it's there. It's refreshing, it's welcoming, and it's exactly what Rawmarsh needed. It has brought a feel-good atmosphere back into the area that was missing. I had a birthday party here and we was all so happy

The venue is well run and thoughtfully managed. The owners are visible, approachable, and clearly care about doing things properly. They have shown respect for neighbours and the wider community, and from what I have seen, any concerns are taken seriously rather than ignored.

The plans being proposed feel like a sensible and natural step forward. They build on what already works and allow the venue to continue offering a safe, inclusive space for people to socialise, attend events, and enjoy themselves in a controlled and considerate environment.

There is a clear difference between a venue that causes disruption and one that adds value to its surroundings. The Lounge has proven it falls firmly into the second category. It has been a positive presence for Rawmarsh, and many people would be disappointed to see its progress restricted.

For these reasons, I fully support the plans going ahead and hope they are approved so The Lounge can continue to grow as a much-loved part of the community.

Other Person 8 - Bellows Apartments , High St, Rawmarsh, Rotherham S62 6GE**Sent:** 04 February 2026 12:42**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** To Support Wigtox Lounge

I am writing as a local resident to fully support the plans for The Lounge. It has already made such a positive impact to Rawmarsh and is spoken very highly by so many people. The proposed changes will enhance the Venue by allowing more community use and more Events with the space needed , especially during the warmer months. By having more space will

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improve a relaxed social environment for local residents while continuing to be well managed and respectful to neighbours. Rawmarsh really needed something like this and The Lounge has delivered exactly that. I hope you will consider this application to be approved.

Other Person 9 - South Street , Rawmarsh, Rotherham S62 5RD

Sent: 04 February 2026 13:28

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

Subject: Regarding letter posted

Subject: Full Support for Licensing Variation – Resident Living Directly Opposite

I am writing in relation to the licensing variation application for Wigtox Lounge, 33 South Street, to formally express my full support for the proposals.

I live directly across the road from the premises, and I believe it is important that my comments are considered as they are based on daily, first-hand experience of the venue and its operation.

Despite living immediately opposite, I have never experienced noise disturbance, antisocial behaviour, or disruption caused by Wigtox Lounge. The venue is well managed, customers are supervised, and the atmosphere is calm and respectful. If issues were present, I would be one of the first people affected, and this has simply not been the case.

I have received a protest letter regarding this application and, in my view, it presents a misleading and exaggerated picture. Some of the individuals raising objections are people who actively use and enjoy the premises themselves, which makes the complaints feel inconsistent and unfair. These letters do not reflect my experience or that of many other residents, particularly those of us who live closest to the venue.

The owners and staff at Wigtox Lounge show clear respect for nearby residents. They are approachable, responsible, and visibly conscious of noise, behaviour, and customer movement. There is genuine effort to maintain good relationships with neighbours, which is evident from how the venue is run.

Wigtox Lounge is a welcoming and inclusive community venue used by families, disabled customers, younger people, and older residents. It has a friendly, community-focused atmosphere and provides a safe place for people of all ages and abilities. This is a real asset to the area.

The proposed outdoor area (roof terrace) provides a managed and designated space for customers, which is far preferable to people standing on the pavement or outside entrances. It helps reduce street-level noise, keeps customers supervised, and prevents congestion. It also offers a calmer outdoor seating option that benefits disabled customers, families, and older residents.

The first-floor function room allows for planned, supervised, pre-booked events such as family celebrations, community gatherings, and charity events. These events are structured, time-limited, and monitored by staff, which helps reduce any impact on neighbouring properties and keeps activity organised and controlled.

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Both the outdoor area and the function room would operate under licensed conditions, ensuring appropriate controls on noise, capacity, and hours. From my experience, the management already take these responsibilities seriously, and the proposed variation would allow the venue to continue operating in a structured and responsible manner.

As someone living directly opposite the premises, I do not recognise the negative picture being presented in objection letters. My experience has been entirely positive, and I firmly believe the proposed changes will benefit the venue, residents, and the wider community.

For these reasons, I fully support the application and believe the plans should be allowed to proceed.

Other Person 10 - 26 Victor Street, York YO1 6HQ

Sent: 04 February 2026 14:45

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

Subject: The lounge

I am a customer of The Lounge and I am in full support of the licence variation The lounge is well run and community focused. Bringing all ages of the community together.

Other Person 11 - Buckingham Street , York YO1 6DW

Sent: 04 February 2026 14:39

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

Subject: Lounge - Support License

Dear Sir or Madam

I am a customer of The Lounge and I am in full support of the license variation.

The venue is well run and super community focused it's such a good place that brings all ages from the community together I have never seen anything bad and love to see the place thriving.

I remember the club from years ago and don't understand why the lounge is struggling to have the terrace and function room in use as it always has and is in fact so much better controlled than it was.

Other Person 12 - Kilnhurst Road, Rawmarsh, Rotherham S625NL

Sent: 04 February 2026 14:49

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

Subject: Support

I am emailing in support of wigtox lounges new application, for the use of the function room and rooftop terrace to the rear

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This has always been like this for years and I don't understand why it would be an issue as the venue is managed a lot better now than ever before. The venue has an amazing community atmosphere and the owners and staff go above and beyond for all patrons.

I personally think adding in the use of these will only enhance the venue for the better.

Other Person 13 - Evelyn Street, Rawmarsh, Rotherham S62 5JN

Sent: 04 February 2026 15:24

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

Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: Support

I am writing as a local resident in support of the application to vary the premises licence for Wigtox Lounge, 33 South Street, Rawmarsh.

I live locally and have experienced the venue since it has been operating. From my own experience, the premises has been run in a responsible, respectful, and community-focused manner. The owners and staff are approachable, considerate, and proactive in ensuring the venue operates in a way that respects neighbouring residents.

Since opening, Wigtox Lounge has had a positive impact on the local area. It has become a safe, welcoming space for people of all ages, including families, older residents, people with disabilities, and members of the wider community. The atmosphere is friendly and inclusive, and I have not experienced any disturbance or issues relating to noise, disorder, or anti-social behaviour.

I am aware that the application includes:

- Earlier opening hours to support daytime use such as coffee, food, and community activities
- A modest extension to Friday and Saturday evening hours
- The controlled use of the rooftop terrace with clear time limits and professional noise mitigation measures
- The inclusion of a first-floor function room to support organised, managed events

In my opinion, the proposed variations will allow the venue to continue to grow as a community asset while remaining well-managed and respectful of residents. I believe the application supports the licensing objectives and should be granted.

Other Person 14 - St Nicholas Road, Rotherham S62 5ER

Sent: 04 February 2026 15:39

To: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes

<Rachel.Hughes@rotherham.gov.uk>; Cllr David Sheppard

<David.Sheppard@rotherham.gov.uk>

Subject: For the plans 33 south street Wigtox lounge

I think these plans are amazing I love the lounge I bring my daughter in weekly the staff and management can't do enough for her

She goes to school next door

Since opening the street is so much more friendly and community atmosphere.

It has been such a great addition to rawmarsh

APPENDIX 10**Other Person 15 - Woodleys Avenue, Rotherham S62 7QH**

Sent: 04 February 2026 22:14

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

Subject: the lounge

Me, my partner and our friends attend the lounge weekly as it's something to look forward to every week when we get time off work. it's a lovely atmosphere, lovely staff and altogether just a lovely place to be, also in such a local place which makes it so much more convenient for lots of people including my self as rawmarsh doesn't have many places like this. they try to reach multiple audiences and like to get everyone included and it's a very lovely and welcoming place so please let them extended and teach their full potential.

Other Person 16 - Marvell Way, Wath, Rotherham S63 7FL

Sent: 04 February 2026 22:21

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

Subject: The Lounge - 33 South Street

Our names are [REDACTED] we live at [REDACTED] Marvell Way, Wath, Rotherham S63 7FL we also own a property at [REDACTED] Arthur St, Rawmarsh, Rotherham S62 5ND that we rent out.

We are writing in support of the Lounge 33 South St Rawmarsh. The Lounge provides community support to the local area second to none, the facilities they offer are amazing. The plans they are suggesting going forward would benefit the whole of the local area including Children & people with Disabilities not discriminating in any way.

It would be a tragedy for the planning permission for the future advancement of the Lounge to be turned down. It truly is an amazing place. You seriously need to ask the majority of people in the Rawmarsh & surrounding areas, we all love the Lounge. It would destroy the community spirit if it had to close.

Other Person 17 - Bradlea Rise, Rawmarsh, Rotherham, S62 5QJ

Sent: 05 February 2026 09:32

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

Subject: Support for Proposed Plans – Wigtox Lounge

I am writing as a regular customer of Wigtox Lounge to express my full support for the proposed licence variation and to say how much I am looking forward to seeing these plans go ahead.

I choose to visit Wigtox Lounge regularly because of how safe, welcoming, and comfortable it feels. I often visit with my young son and I have always felt completely at ease. The atmosphere is friendly, calm, and well managed, and the staff are attentive without being overbearing. It is a venue where people genuinely feel comfortable, even when visiting alone.

From a customer's point of view, Wigtox Lounge stands out because it is not a rowdy or intimidating environment. It attracts a wide mix of people, including individuals, groups of friends, older customers, and people with disabilities. I have never experienced any disorder or issues, and the venue feels responsibly run at all times.

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I understand that the proposed plans include earlier opening hours, a modest extension to Friday and Saturday evenings, the inclusion of a first-floor function room, and the controlled use of the rooftop terrace. These plans feel sensible and proportionate and appear to have been carefully thought through rather than being excessive or disruptive.

I am particularly excited about the plans for the outdoor rooftop area. Knowing that professional acoustic advice has been taken and that there will be clear time limits and noise control measures in place is very reassuring. As a customer, I genuinely can't wait to be able to sit outside in a managed, comfortable space, knowing it has been designed responsibly.

Overall, I believe the proposed plans will enhance an already well-run venue and allow it to continue providing a safe, enjoyable space for customers. I fully support the application and can't wait to see these plans go ahead.

Other Person 18 - Rosedale Avenue, Rotherham S62 5AS

Sent: 05 February 2026 09:40
 To: Licensing <Licensing@rotherham.gov.uk>
 Subject: Support

This is just an email in support of Wigtox lounge and their future plans.

I have sent this email as I have had a leaflet through asking me to put negative comments in.

I feel this is the best thing to happen to Rawmarsh in a long time and I love to see it thriving, I visit regularly and would love to sit outside on the terrace in the summer.

Other Person 19 - South Street, Rawmarsh, Rotherham S62 5RG

Sent: 05 February 2026 14:57
 To: Licensing <Licensing@rotherham.gov.uk>
 Subject: Support

This is a quick email in support of wigtox lounge.

I live on the street and since it's open I have not seen or heard any disruption.

I remember the club from years ago and do not understand why we can't use the rooftop terrace like we did years ago.

The place is thriving and it's been the best thing to the area for a very long time.

Other Person 20 - Pringle Road, Rotherham S60 5BG

Sent: 06 February 2026 07:16
 To: Licensing <Licensing@rotherham.gov.uk>
 Subject: Tha lounge rawmarsh

Hello I want to support this small business I am disabled it's truly my saviour it is family run and the only place I feel safe and welcome it's a meeting place there's not many places you can go with children and old people an suits us all I have visited at all different times from early morning to late evening they are so considerate the music is never loud and they ask you to be quiet as you leave they should be rewarded for making a community hub something that's rare theses days a function room and some where to sit in the warmer months would be appreciated by most people

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I feel very strongly that this small business that puts families older people and the community first should be allowed to expand and offer more

Other Person 21 - Marrion Road, Rawmarsh, Rotherham S62 5RQ

Sent: 05 February 2026 22:20

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

Subject: Representation in Support of Licence Variation – Wigtox Lounge, Rawmarsh

I am writing to confirm my full support for the application to vary the premises licence for Wigtox Lounge at 33 South Street, Rawmarsh.

My family and I use Wigtox regularly, and it has become a really important part of our community life. We go for everything from a cuppa and cake with our younger children, to quiz nights and weekend drinks with our adult kids. It's somewhere we feel comfortable, welcome, and safe, whatever the occasion.

Since it has been open, we have never experienced any issues with noise, nuisance, or anti-social behaviour. It is clearly run in a responsible and well-managed way, and the atmosphere is always calm and respectful.

What really sets Wigtox apart is the environment it provides. It is not a late-night nightclub, but a flexible, friendly space used throughout the day and early evening by a wide range of people. I know of other families like mine who attend with children who have additional needs such as adhd & autism like myself , and they find it relaxed, understanding, and supportive. That kind of space is rare locally and incredibly valuable.

I feel the proposed changes are sensible and would help the business run more smoothly without changing its character. Earlier opening hours will support daytime and community use, and the changes to late admissions will help prevent people waiting outside and reduce any potential disruption.

The use of the rooftop terrace and first-floor function room would also be a real benefit. Having managed outdoor space in warmer months is far better than people gathering elsewhere, and the extra indoor space would allow for small family events and celebrations that are currently limited.

Overall, I believe this variation would strengthen an already well-loved and well-run venue. It would benefit customers, families, and the wider community, and help Wigtox continue to thrive in a positive way.

For these reasons, I respectfully support this application.

Other Person 22 - 28 Richmond Road, Sheffield S612JS

Sent: 05 February 2026 21:16

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

Subject: Support for Wigtox Lounge licence variation – 33 South Street, Rawmarsh

I am writing to support the proposed plans for Wigtox Lounge at 33 South Street, Rawmarsh.

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I believe the plans should be allowed because they will be positive for the local community. The Lounge has already become a well-loved venue for people of all ages and has brought life back into the area in a responsible and well-managed way.

Since the Lounge has been operating, there has been no trouble or noise disturbance. In my experience, the owners are respectful of neighbours and actively manage customers leaving the premises.

The venue is community-focused, welcoming and inclusive, and many people locally genuinely want to see more from it. The proposed plans will enhance what is already a successful, safe and popular space for Rawmarsh. I travel a 20 minute round trip to attend the lounge (kimberworth) I don't use my own local pubs due to the liveliness the lounge offers

I fully support the application and hope it is approved.

Other Person 23 - Peashill Street, Rotherham S62 5AQ

Sent: 05 February 2026 20:55

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

Subject: THE LOUNGE

I'm writing you in regards to the lounge. Since this place has opened it's done absolutely amazing for our community. I spent a lot of time as a 25 year old girl with anxiety in my home, since having such a welcoming homely place like the lounge it's brought me out my shell. The lounge has become not just my favourite local but a place I can feel safe and respected. They adhere to every rule that a pub should adhere too, it would be an absolute shame to see any changes with this club. It's amazing to see the elderly generation come along to support the tribute nights bringing such a heart warming feeling to the lounge. It's not just a pub it's a home

Sent: 05 February 2026 21:00

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

Subject: THE LOUNGE

In regards to my last email, I would like to express how I feel in regards to the back terrace. This would make an absolute plus to the pub as it would draw attraction away from the front of the building, it gives locals something exiting to look forward to in the warmer days, date days in the soon with some locally cooked amazing foods, I've spent many years exploring pubs in the Rotherham area and I haven't yet seen a pub that can offer such comfort like the lounge, while I understand there is residents close to this pub. A lot of these residents use the local pub themselves and it's always a beautiful atmosphere

Other Person 24 - Claypit Lane , Rotherham S62 5EB

Sent: 05 February 2026 17:50

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

Subject: The lounge

The lounge is a fantastic place, exactly what we needed back in our town, the food and outdoor seating will be a massive improvement for all of the regulars to come up enjoy some food and a nice atmosphere for our community, this is my happy place, I live alone, I pop in weekly and see my friends it's a big improvement for my mental health. Thank you.

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Other Person 25 - Claypit Lane , Rotherham S62 5EB

Sent: 05 February 2026 17:06
To: Licensing <Licensing@rotherham.gov.uk>
Subject: Support

This is a really quick email to say I am in full favour of the new plans for the lounge to go ahead. I come in on a regular basis and there has never been any issues, it is always filled with all ages. This has been the best thing to the area in a long time.

Other Person 26 - Green Lane, Rawmarsh, Rotherham S626JX

Sent: 05 February 2026 17:00
To: Licensing <Licensing@rotherham.gov.uk>
Subject: Support

Id just like to say how well the owners ans stafg at the lounge at doing they have definatly made rawmarsh a better place Everytime i go into the lounge its like been on holiday the atmosphere is great everyone is friendly and happy I am totally for the plans to go ahead.

Other Person 27 - Green Lane, Rawmarsh, Rotherham S626JX

Sent: 05 February 2026 16:58
To: Licensing <Licensing@rotherham.gov.uk>
Subject: Support

This is a quick email to say I fully support Wigtox Lounge on South Streets new application. This venue is amazing and the new application will only make it better. The rooftop terrace was always used and I remember as a child sitting outside.

Other Person 28 - Sandhill Mews, Rotherham S62 5BA

Sent: 05 February 2026 17:02
To: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>
Subject: Lounge, Rawmarsh

I am emailing to say I fully support the Lounges new application for use of the rooftop terrace and extending hours.
 This place has brought such a community friendly vibe to the area and every time I have been in I have never known any disturbance. The owners and staff are excellent and you can tell the place is well managed.
 I really hope the plans get the green light.

Other Person 29 - Pankhurst Way, Rotherham S625BB

Sent: 05 February 2026 17:04
To: Licensing <Licensing@rotherham.gov.uk>
Subject:

I am writing this email to say that I am excited and happy for the plans at Wigtox lounge to go ahead It needs an outdoor area,

I struggle with depression and this place has helped me alot its somewhere for me to go and feel safe and the staff are easy to talk to

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There is no nonsense I received a letter of petition and it is certainly all lies. The place is very chilled and staff are lovely. Please let these plans go ahead.

Other Person 30 - Claypit Lane Rotherham S62 5EB

Sent: 05 February 2026 17:57

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

Subject:

I have found a nice public house, with lovely staff and great great landlord n lady, everytime I go in there'd always a lovely atmosphere, I look so much forward to going in for a nice relaxing drink after work and see my friends, I also attend the weekly quiz which Is great fun, for family's and friends of Rawmarsh and further out of Rotherham too, what an amazing place they have turned this into, I really believe they deserve the be granted the rest of the plans after all their hard work and passion is clearly seen. Thank you

Other Person 31 - Thrybergh Hall Road, Rotherham S62 5JX

Sent: 06 February 2026 09:51

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

Subject: Support

I am emailing this morning after receiving a leaflet through my door regarding wigtox lounges new application to change their hours and use off the terrace and function room.

I am in full support for this to go ahead the venue has been nothing but amazing since opening bringing all ages from the community together and I can only say the new application will bring more positivity to the place.

Staff and owners are extremely friendly and go above and beyond for everyone. I have not seen any issues only seen how staff control the place and even ask everyone to leave respectfully of neighbours.

Please take this email into consideration

Other Person 32 - Oates Avenue, Rotherham S62 5DJ

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

Subject: Support

This is a really quick email to show some support for Wigtox lounge on south streets new application. The place is fab and can only see this adding more greatness. The area has needed something like this for a long time.

Other Person 33 - Gerard Road, Rotherham S60 2WE

Date: 6 February 2026 at 11:24:52 GMT

To: licensing@rotherham.hov.uk

Subject: Support for wigtox lounge

I am writing as a user of this wonderful space and place. I fully support the plans for the lounge . It has already made such a positive difference to Rawmarsh and everyone I know speaks highly of it.

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The proposed changes will enhance the venue by allowing more community use. They have also just started doing venues for wakes etc. there will be better use of the space especially during warmer months, this will create a more social relaxed environment for residents whilst continuing to be very well managed and highly respectful to neighbours. It will also create a safe space for all who use.

Rawmarsh really needed something like this and the lounge has delivered exactly that and more.

Other Person 34 - Claypit Lane, Rawmarsh, Rotherham S62 5EB

Sent: 06 February 2026 12:31

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

Subject: Wigtox Lounge Support

This is an email in support of wigtox Lounge new application.

The venue is fantastic, the area was always a forgotten about area and it's brilliant to see life coming back to the place

I am wanting to book a family party for the summer and I think the function room would be amazing for this.

I fully support them.

Other Person 35 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 06 February 2026 12:53

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

Subject: Support

I am emailing in full support of the Lounge on south streets new application. I am a tenant of the flats directly next door to the place and I can honestly say I have never witnessed any trouble nor heard any news from it. The owners have stuck to their word from when they was applying to open, they have made it super community based and a lovely friendly atmosphere.

I have a young son and he loves coming to the place as they always have something on for the kids especially over Christmas.

I have had to email in support as I have been posted a leaflet from a lady who lives on the street the same woman who I can personally say uses the venue herself which I find odd as to why she is against it.

But all in all I think the terrace and function room will be a really good addition and I know the managers will keep it well managed and under control.

Other Person 36 - Murray Road, Rawmarsh, Rotherham S62 5EP

Sent: 06 February 2026 13:32

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

Subject: Support

I am super local to The Lounge on South Street and I think Rawmarsh was crying out for a venue like this its been amazing from the start with the owners sticking to their word of making it a community place open for all ages.

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The idea of bringing the rooftop terrace and function room back to life is brilliant and will give more life to the place.

The place is super managed and I've never known any bother and when im walking past with my dog I never hear any noise.

Other Person 37 - Murray Road, Rawmarsh, Rotherham S62 5EP

Sent: 06 February 2026 13:50

To: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: Wigtox lounge application

I am sending this in support of the variations to the license that wigtox lounge, Rawmarsh are applying for.

The venue is a fantastic place throughout the day and night. We live locally and have never seen any issues or heard of any. We regularly walk our dog past the venue on an evening and we hear no noise coming from the place.

The terrace was there years ago and it will be fantastic to be able to use again especially in the warmer months. The idea of a function room is great it would mean local family parties.

Other Person 38 - Cawthorne Close, East Herringthorpe, Rotherham S65 3RS

Sent: 06 February 2026 15:02

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

Subject: Lounge support

The lounge is a great addition to Rawmarsh. I have an autistic son and this place is so calming for him he really enjoys coming here.

I would love to be able to book him a birthday party here in the private function.

Other Person 39 - Old Wortley Road, Kimberworth, Rotherham S61 1NH

Sent: 06 February 2026 14:51

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

Subject: Wigtox lounge

I just want to email some support for wigtox lounge based in rawmarsh. The place is brilliant and I regularly attend never once seen any trouble.

I have booked my child's birthday party with them and the idea of a private function room would be good

Other Person 40 - Carlton Rd, Rawmarsh, Rotherham S62 6FB

Sent: 06 February 2026 15:11

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

Subject: South street club.

I visit the Lounge on a regular basis and think it's been a great addition to the area.

I remember the venue as rycroft club and think the fact it's been revived is fantastic.

APPENDIX 10**Other Person 41 - Carlton Rd, Rawmarsh, Rotherham S62 6FB****Sent:** 06 February 2026 15:14**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support

I wanted to send an email to support The Lounge in Rawmarsh with their new application.

The venue is lovely and such a community atmosphere. The area was crying out for something like this.

I regularly visit and it's always a nice friendly vibe along with amazing staff and management who keep it well managed.

Other Person 42 - South Street, Rawmarsh, Rotherham S62 5RG**Sent:** 06 February 2026 15:39**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support for the old ryecroft club

I am writing this email as a resident of the street. I was secretary of The Old Ryecroft Club and it was such a shame when it closed its door.

When I found out it was being re opened this was fantastic news and when I visited the place it was even better as the place is such a community atmosphere. The staff and owners are super friendly and can not do enough for you.

We have not witnessed any issues nor we don't have any problems with any noise disruption.

The idea of the rooftop terrace and function room re opening is nothing but a good idea which can create even more community hubs such as private parties and weddings which would be fantastic to see.

Other Person 43 - Coronation Road, Rawmarsh Rotherham S62 5LL**Sent:** 06 February 2026 16:38**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support of club

I'm sending this to support Wigton lounge application to vary it's conditions.

The place is great and brings all ages together.

It is just missing the outside terrace for the summer so would be amazing if this happens.

Other Person 44 - Wagon Road, Rotherham S61 4QF**Sent:** 06 February 2026 17:08**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support of The Loumge

The lounge is a safe comfortable space and i am fully on board with all the plans that they have in place and for future development, myself and others that goes to the lounge love the place, the managemt and staff are fabulous and makes the place feel like part of a family .

APPENDIX 10**Other Person 45 - Burkinshaw Avenue, Rawmarsh Rotherham S62 7QU****Sent:** 06 February 2026 17:10**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Support of the lounge

The lounge is a safe comfortable space and i am fully on board with all the plans that they have in place and for future development, myself and others that goes to the lounge love the place, the management and staff are fabulous and makes the place feel like part of a family .

Other Person 46 - Jackson Crescent , Rawmarsh , Rotherham S62 7EN**Sent:** 06 February 2026 18:25**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** The lounge

I am in full support of all the work at the lounge going ahead.
There is no noise outside as everyone is respectful towards the resident's.

I am in full support of any ongoing works to the lounge as it can only help the local area it's nice to see someone finally spending money on the area I love to call home.

Other Person 47 - Cornwell Close, Rawmarsh, Rotherham S62 7NJ**Sent:** 06 February 2026 18:26**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** The lounge rawmarsh

I am in full support of all the work at the lounge going ahead.
There is no noise outside as everyone is respectful towards the resident's.

I am in full support of any ongoing works to the lounge as it can only help the local area it's nice to see someone finally spending money on the area I love to call home.

Other Person 48 - Limetree Cres, Rawmarsh, Rotherham S62 5LB**Sent:** 06 February 2026 17:34**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:** Pub

I an in full suppor of all the work that The Lounge are going ahead with. There is no noise outside as we are respectupl towards the residents I am grateful to find a place where children are welcome, I've been a local at the bar for years and it would make the area nicer and better for the local community

Other Person 49 - Boundary Green, Rotherham S62 6JN**Sent:** 06 February 2026 18:24**To:** Licensing <Licensing@rotherham.gov.uk>**Subject:**

I am in full support of the lounge rawmarsh It's a place where people go out and socialise unlike the labour government who want to shut the pubs down

APPENDIX 10**Other Person 50 - East Avenue, Rotherham S62 7AB**

Sent: 07 February 2026 11:47

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

Subject:

I would like to write this email to say that I fully agree with the future plans for the lounge here in rawmarsh, it's been an amazing new part of rawmarsh so far and I believe that by wanting these plans will be an amazing idea, we've never heard any trouble from the lounge, the staff are so friendly and the place is truly amazing to put an outside area in would be nice for the summer, and the food will be a great idea as there isn't anything else around here.

Other Person 51 - East Avenue, Rotherham S62 7AB

Sent: 07 February 2026 11:48

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

Subject:

This is a good idea and I fully support the future plans of the lounge. Its a great place and love going to the place. This would help the community as its making more job opportunities and soicial aspects. All the times I have visited the lounge there has been no trouble no loud noise that has been spilled outside. Its a very friendly and great atmosphere in the place. This would help Rawmarsh out as a community.

I will always fully support the plans they make.

Other Person 52 - Kilnhurst Road, Rawmarsh, Rotherham S62 5QQ

Sent: 07 February 2026 11:54

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

Subject: The lounge

I support the future plans for wigtox.

I visit every week for coffee and lunch and really look forward to getting out and visiting somewhere local . Everyone is really looking forward to visiting and trying out the food as no other venue close by does this.

I think it's a very respectful business , just what Rawmarsh needed .

Other Person 53 - Dale Street, Rawmarsh, Rotherham S62 7BZ

Sent: 07 February 2026 13:21

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

Subject: The lounge

Hi, I would like to send this email because I agree with the plans for the lounge here in Rawmarsh, their amazing ideas are only going to get better! They have come so far all their hard work towards the community in our neighbourhood, an outdoor area and proper cooked food is all this place is missing,

I so look forward to coming here I often come in the lounge for a bite to eat so a bigger and better kitchen would only make an improvement. The outdoor seating will be a great asset to the lounge a private area to enjoy sunshine and memories with family and friends.

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Other Person 54 - South Street, Rawmarsh Rotherham S62 5RG

Sent: 07 February 2026 13:29

To: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>

Subject: Support for the proposed plans at the lounge

I am writing to confirm that I am fully in support of the proposed plans for The Lounge. I live across the road from the venue and, from being so close by, I have seen first-hand the positive impact it has had on the local area. It is not just a bar or café – it has become a genuine community space where people of all ages feel welcome, and it has brought life back into the area in a really positive way.

My family recently held my father-in-law's funeral gathering at The Lounge, and the care, respect and support shown to us was exceptional. It meant a great deal to our family at a very difficult time, and it reinforced just how important this venue is for the community.

I also feel the proposed outdoor area would be a fantastic addition. It would give people a relaxed, open space to enjoy in warmer months, reduce overcrowding indoors, and allow the venue to host community events, gatherings and celebrations in a more comfortable way.

From my experience of living nearby, I do not believe this would cause disruption, and I am confident it would be well managed and used responsibly.

From living close to the venue, I have never experienced issues with noise or disturbance. The owners are clearly considerate of neighbours and take pride in running the venue responsibly.

I truly believe allowing these plans to go ahead will enhance what is already a valued and much-loved local venue. It provides somewhere welcoming, inclusive and supportive for the community, and I would hate to see that lost or restricted unnecessarily.

Thank you for taking the time to consider my views.

I would also like to note that I recently received a letter through my door stating that The Lounge was noisy, causing disturbance, and breaking rules. From my own experience of living close to the venue, this is simply not true. I have not experienced any noise or disruption, and I have always found the venue to be well run and considerate of local residents. It is disappointing to receive such claims when they do not reflect the reality I see, and it does make me feel that some objections may not be made in good faith, but rather due to resentment toward the venue's success.

I would also like to add that I am a mental health practitioner and run my own limited company. I regularly bring my service users to The Lounge as part of social inclusion and wellbeing support. The venue provides a safe, welcoming and non-clinical environment that helps people who struggle with isolation to re-engage socially.

In particular, the proposed outdoor space would be invaluable during the summer months. Many of the individuals I support are housebound or find it difficult to access outdoor environments. Having a calm, accessible outdoor area would offer them a gentle and positive opportunity to spend time outside, improve their wellbeing, and feel connected to the community.

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Other Person 55 - Bradlea Rise , Rawmarsh Rotherham S62 5QJ

Sent: 07 February 2026 14:35

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

Subject: The Lounge at Rawmarsh

I would like to support the plans for Wigtox Lounge to extend outside. It has brought so much to our community - a safe, clean and welcoming environment for families and people to get together.

We live close to the venue and it has been a welcome addition to Rawmarsh.

Other Person 56 - Boundary Green, Rotherham S62 6JF

Sent: 07 February 2026 14:36

To: Licensing <Licensing@rotherham.gov.uk>; Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: The lounge

Hello I hope this email finds you well, I would like to write this email to explain how I agree to the future plans for a roof terrace which is a great idea and the opening of a kitchen for food, this place is truly amazing and these plans will only make Rawmarsh a better place to be!

What a lovely Establishment it already is and how popular it's become because of the friendly welcome there is lots of residents from Rawmarsh who visit here including myself and friends weekly, I would be so pleased to see this business expand.

Other Person 57 - Far Golden Smithies, Swinton, Mexborough, S64 8DD

Sent: 07 February 2026 14:46

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

Subject: The Lounge Rawmarsh

I am writing to formally express my **strong support** for the continued operation and proposed plans for **The Lounge at Rawmarsh**.

As a local resident, I have seen firsthand the positive impact this venue has on our neighborhood. I believe the plans should be approved based on the following observations:

- **Community Value:** The Lounge has become a fantastic hub for Rawmarsh. It provides a high-quality social space that fosters a sense of community, which is something we definitely need more of in the area.
- **Zero Disturbance:** In my experience, there has been **no trouble or noise issues** associated with the venue. It is a peaceful addition to the street and does not disrupt the lives of nearby residents.
- **Professional Management:** The establishment is exceptionally well-run. The staff and management are consistently respectful, diligent, and clearly take pride in maintaining a safe and welcoming environment.
- **Local Growth:** I would personally like to see more businesses of this caliber in Rawmarsh. Supporting this application sends a positive message to other responsible entrepreneurs looking to invest in our community.

In short, The Lounge is an asset to the area, and I fully endorse their plans. I trust the committee will take these points into consideration when making their final decision.

APPENDIX 10**Other Person 58 - Rawmarsh Hill , Rawmarsh, Rotherham S62 6EU**

Sent: 07 February 2026 15:58

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

Subject: Support lounge plans

I am writing to show my full support for The Lounge and the proposed plans. The Lounge is genuinely one of the best things that has happened to Rawmarsh in a very long time. It has created a welcoming, friendly atmosphere that brings people together and gives the community somewhere positive to go.

What makes The Lounge special is the atmosphere inside – it feels safe, relaxed and inclusive, and that is exactly why so many people use it regularly. In the summer months especially, people want to enjoy that same atmosphere outdoors as well as indoors. Being able to sit outside, socialise, and enjoy the space in warmer weather would be a natural extension of what already works so well inside.

At the moment, it feels like such a missed opportunity not to be able to enjoy the venue properly during summer. Many people, including myself, would like to spend time there in the warmer months without losing the calm, respectful and community-focused environment that The Lounge is known for. Having an outdoor area would allow that same well-managed atmosphere to continue outside, rather than changing the character of the venue.

The owners have shown they care deeply about the community and about running the venue responsibly. Allowing the outdoor space would improve the experience for local people and enhance the positive impact The Lounge already has on Rawmarsh.

I strongly support the plans going ahead and hope they are approved.

Other Person 59 - Hallam Place, Rawmarsh, Rotherham S62 5DG

Sent: 07 February 2026 16:04

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

Subject: Support plans for lounge

I am writing to give my full support for The Lounge and the proposed plans.

For me, what makes The Lounge so special is how it brings together people of all ages. My nan and her friends regularly come along to The Lounge to sit together, knit, chat and enjoy each other's company. It's genuinely lovely to see, and it's not something you find in many places anymore.

They feel comfortable, welcomed and relaxed there. It's not loud or intimidating, it's friendly and inclusive, and it gives them somewhere warm and social to spend time together instead of being stuck at home. That alone shows how important this venue is to the community.

In the warmer months especially, it would be wonderful for them to be able to enjoy the same calm and friendly atmosphere outside as well as inside. Sitting outdoors in summer would make a huge difference for older residents who benefit from fresh air, social interaction and a pleasant environment.

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The Lounge isn't just a bar or venue – it's a community space where people connect, whether that's families, older residents, or friends meeting up. That is something Rawmarsh truly needs, and something worth supporting.

I strongly hope the plans are approved so this positive space can continue to grow and benefit everyone.

Other Person 60 - Kilnhurst Road, Rawmarsh Rotherham S62 5NL

Sent: 07 February 2026 16:23

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

Subject: Support for the lounge plans

I have lived in Rawmarsh for over 40 years – all my life – and I can honestly say that The Lounge is a breath of fresh air for this area.

It is the talk of Rawmarsh, and for all the right reasons. People finally have somewhere positive to go, somewhere welcoming, somewhere that feels special. I genuinely cannot understand why anyone would be against it. There has been no trouble, no issues, just people enjoying themselves in a safe, respectful environment.

The Lounge is an unbelievable place. What has been created there is something that could be bottled up and shared all over the world. It brings people together, lifts spirits, and gives the area something to be proud of. Rawmarsh has needed this for a long time.

Of course an outdoor area is needed. When the sun is shining it needs to shine on a roof top terrace, at the lounge and being able to enjoy that atmosphere outside as well as inside just makes sense. It would only add to what already works so well and allow people to enjoy the venue properly in the summer months.

The owners are also a huge part of why The Lounge works. They are kind, genuine people who care deeply about the community and about doing things the right way. That shows in everything they do.

I fully support the plans going ahead and truly hope this amazing place is allowed to continue growing and thriving for the benefit of Rawmarsh.

Other Person 61 - The Grove Rawmarsh Rotherham S62 6JZ

Sent: 07 February 2026 16:41

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

Subject: Full support the lounge is great

I am writing as a local resident to share my support for The Lounge and the proposed plans.

I have seen a lot of venues come and go in Rawmarsh over the years, and very few have had the positive impact that The Lounge has had in such a short time. It feels different — calmer, friendlier, and genuinely well looked after.

What stands out most is how normal and respectful it is. There's no trouble, no chaos, just people enjoying themselves and having somewhere decent to go locally. That might not sound like much, but for Rawmarsh it makes a big difference.

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The Lounge has given the area a lift and something to talk about for positive reasons. People meet there, catch up, celebrate, and feel part of something again rather than travelling elsewhere or staying at home.

An outdoor area would only add to this, especially during the summer. It would allow people to enjoy the venue in daylight and fresh air, in the same relaxed way they already do inside, without changing the character of the place.

I strongly believe this venue is an asset to Rawmarsh and deserves support so it can continue to grow in a responsible way.

Other Person 62 - Thorogate, Rawmarsh Rotherham S62 7HS

Sent: 07 February 2026 16:45

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

Subject: Support for the Lounge

I am writing to give my honest view on The Lounge and the proposed plans.

I genuinely cannot understand the opposition. Have the people objecting even been there? If they had, I don't believe we would be having this conversation. The positive impact of The Lounge is unquestionable.

It is a well-run, welcoming place where people go to relax, socialise and enjoy themselves without any trouble. There is nothing negative about it — no disorder, no disruption, just a good atmosphere and a strong sense of community.

The Lounge has quickly become somewhere people talk about for the right reasons. It has lifted the area and given Rawmarsh something it has been missing for years. To see something so clearly positive being challenged is honestly baffling.

An outdoor area would simply allow people to enjoy the same experience in the summer months. It would not change the nature of the venue, only extend what already works so well inside.

In my view, the value of The Lounge to Rawmarsh speaks for itself, and I fully support the plans going ahead.

Other Person 63 - Bennett Close, Rawmarsh, Rotherham S62 5PE

Sent: 08 February 2026 12:38

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

Subject: The Lounge , Rawmarsh

I am writing in support of the Lounge 33 South St Rawmarsh. The Lounge provides community support to the local area second to none, the facilities they offer are amazing. The plans they are suggesting going forward would benefit the whole of the local area including Children & people with Disabilities not discriminating in any way.

It would be a tragedy for the planning permission for the future advancement of the Lounge to be turned down. It truly is an amazing place.

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You seriously need to ask the majority of people in the Rawmarsh & surrounding areas, we all love the Lounge. It would destroy the community spirit if it had to close.

Other Person 64 - South Street, Rawmarsh, Rotherham S62 5RF

Sent: 09 February 2026 15:14
 To: Licensing <Licensing@rotherham.gov.uk>
 Cc: rachel.hughes@rothetham.gov.uk
 Subject: Support

I am emailing in support of wigtox lounges new application.

Firstly I want to start off with a thank you for letting the last application be successful the place is absolutely fantastic and has been a fab addition to the area

I think the idea of a function room is brilliant and will really benefit the venue. The venue is so well managed and I have never seen any disruption.

The rooftop terrace will also be a great addition and I really hope this is successful, I would love too go for dinner in the sunshine with my family.

Other Person 65 - Rockingham Road, Rawmarsh, Rotherham S62 5EY

Sent: 09 February 2026 20:37
 To: Licensing <Licensing@rotherham.gov.uk>
 Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>
 Subject: Support for the lounge

I live near the lounge and often go in for various things whether it be playing bingo or watching a singer it is part of the community and we need this place to socialise it also needs to open longer than 11pm,

I don't understand why such a place with a lot going on needs to close early. I hope the hours get extended.

Other Person 66 - Goodwin Avenue, Rawmarsh, Rotherham S62 7AY

Sent: 10 February 2026 09:03
 To: Licensing <Licensing@rotherham.gov.uk>
 Subject: Support

I am sending a quick email to show my support for Wigtox lounge on south street Rawmarsh with their new application.

I have grown up in Rawmarsh and remember it as ryecroft club and sitting outside on the terrace with a drink or playing pool in the function room. The venue now is managed so much better than before and see no reason they can not open these back up.

The place is such a community atmosphere and invites all ages which is just what the area needed.

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Other Person 67 - Kilnhurst Road, Rawmarsh, Rotherham S62 5QQ

Sent: 09 February 2026 17:30
To: Licensing <Licensing@rotherham.gov.uk>
Subject: The lounge

I am writing in support of the recent application to extend the hours and extend the premises. Adding outside space and a function room will be a great addition to a fantastic venue. The whole venue is in the heart of the community and an asset to the area. It is just what Rawmarsh needs. A safe space to meet have a coffee, have a drink, enjoy the music knowing you'll be looked after in a safe and friendly environment.

Having the additional facilities will make the place even better

Other Person 68 - Wheatcroft Rd, Rawmarsh Rotherham S62 5ED

Sent: 10 February 2026 10:35
To: Licensing <Licensing@rotherham.gov.uk>
Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>
Subject: Wigtox Lounge Support

I just wanted to send an email in support for Wigtox Lounge, 33 South Street, Rawmarsh.

The place is amazing and I feel without the outside seating they may struggle to survive during the summer months.

I remember the place as Ryecroft and know there was always outdoor seating which attracts people during the warmer months.

I come in at least 3/4 times a week for the coffee shop, sunbeds and bar and its fantastic everything. The staff go above and beyond, it's a place that brings the community together.

I really hope this is successful.

Other Person 69 - Manor Close, Rawmarsh, Rotherham S62 7NQ

Sent: 10 February 2026 13:49
To: Licensing <Licensing@rotherham.gov.uk>
Subject: Lounge,rawmarsh

I just want to say I support the lounge on south street,rawmarsh new application.

The idea of a room with a pool table and a drink will be perfect for all ages. It was always like that years ago when it was ryecroft so would be lovely to see this happen again as it always brought all ages together.

The club so far has been really good and always has a nice atmosphere. It's super clean and well managed.

Please take this into consideration.

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Other Person 70 - Rosehill Avenue, Rawmarsh, Rotherham S62 5NA

Sent: 10 February 2026 13:44

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

Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>

Subject: Support for Wigtox lounge Rawmarsh application for variation of a premises licence

I am writing this email to give my full support to the application made by Wigtox lounge for their application for a variation of a premise licence. The lounge is a family friendly community hub that is so desperately needed in the area, the staff are very friendly and welcoming it is a breath of fresh air.

I am aware of the protest leaflets that have been distributed in the area by the female couple who are known to be very loud, highly opinionated, sexist and vindictive, they have been previously vocal in the Queens Hotel on Kilnhurst road threatening to have it closed down.

I refer to the protest letter and accusations stated on it:

Illegally staying open past business and licencing hours: I frequent the lounge on a regular basis and I have never seen this!

Erecting a tent without permission (In December 2025): This was a Santa's grotto for the local children to attend and enjoy! This is giving back to the community, what is wrong with that and why would anyone want to protest about giving children a little fun and happiness and excitement at Christmas, it beggars belief!

Installing a large overly bright signage which is not in keeping with the character of the area: May I remind everyone the premises has been a working mans club for as long as I can remember with bright signage in front, therefore it is in keeping with the character of the area!

The objection to the planning application by this couple is unfounded and vindictive and I implore you to allow the planning application to go through and give our community a much deserved and welcomed family friendly, community venue for socialising which we all will benefit from.

Other Person 71 - Hague avenue, Rawmarsh, Rotherham S62 7PT

Sent: 10 February 2026 13:26

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

Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: Wigtox Lounge

I am emailing in full support for wigtox lounge in rawmarsh.

I live in rawmarsh and work in another pub in the area too. I visit regularly to the lounge and it's an amazing place it has really brought life back to Rawmarsh. I remember it as ryecroft and using the room just off the terrace. I think bringing this back is such a good idea and will mean it can bring a function room to offer local residents a venue for parties.

Expansion will also create more jobs for local residents too. I fully back this application

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Other Person 72 - Rose Hill Avenue, Rawmarsh, Rotherham S62 5NA

Sent: 10 February 2026 21:32

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

Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>

Subject: My support for Wigtox Lounge (Rawmarsh) application for variation of a premises licence

I am writing to you to formally give my whole backing for the application submitted by **Wigtox Lounge** to wish for a variation of their premises licence. I'm twenty-six years old and have lived in Rawmarsh my whole life, and Wigtox Lounge or colloquially 'The Lounge' is and will always be a community asset! From hosting children/family-oriented events to offering their venue to grieving families - **for free!** There hasn't been any point where I have felt uneasy when as a patron as the owner and staff have a zero-tolerance attitude to such behaviour as the staff are friendly and most importantly totally professional.

That being said, I am also aware of the small opposition that has been presented in which I will address and dismiss the negative claims as they are frivolous and unrelenting. I know this first-hand having frequented The Lounge and personally attest the following and quite frankly damning accusations are unfounded:

Accusation #1: "The Lounge are operating outside licensed hours"

My response: since day one of opening I have never witnessed The Lounge staying open past it's legal business hours.

Accusation #2: "The Lounge erected 'a tent' without permission circa December 2025"

My response: I must stress the **Temporary** structure mentioned was actually in fact was a Santa's grotto. This event was out of the kindness of the owners heart to provide joy and excitement for the local children during a holiday season, and it is disappointing to see such a community-minded gesture portrayed negatively.

Accusation #3: Installing a large obscenely bright sign which is not keeping in character of the building and surrounding area

My response: Before The Lounge was established it was the 'Rycroft WMC'. A club that was around for generations with might I add had bright signage, the current look is consistent with the building's long history and character which is and always has been appropriate for the area - without any complaint!

It is my view that the objections raised are baseless and motivated by personal grievances rather than legitimate concerns. I strongly urge that you grant the planning and licensing application. Wigtox Lounge is an imperative community asset that provides a safe, friendly, welcoming space for residents like myself to socialise and make fond memories

Other Person 73 - Bradlea Rise, Rawmarsh, Rotherham S62 5QJ

Sent: 11 February 2026 14:21

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

Subject: The lounge

I am writing in support of the application to extend the hours and extend the outside premises upstairs adding outside space and a function room for events. This will be a great addition to a fantastic venue The lounge. The whole venue is in the heart of the community

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and an asset to the area. It is just what Rawmarsh needs. A safe space to socialise meet and have a coffee/tea have a pint and enjoy the music and the lovely staff and there need to make you feel special and to have a good time, knowing you'll be safe, looked after in a friendly environment.

Having the additional facilities will make the place even better for us all and can then accommodate more people.

Other Person 74 - Claypit Lane, Rawmarsh, Rotherham S63 5JL

Sent: 11 February 2026 20:32

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

Cc: Cllr Rachel Hughes <Rachel.Hughes@rotherham.gov.uk>

Subject: Wigtox Lounge Rawmarsh

I believe the plans should be allowed, I have never seen any trouble and believe the noise could be no more than when the building was a working man's club. It was somewhere I would never have come when it was The Ryecroft Club. The Wigtox Lounge is a place where I go with my whole family and is a breath of fresh air to the area.

The opening of this new pub is a fantastic addition to our community. It has quickly become a welcoming space where people of all ages can come together, relax, and enjoy themselves. The atmosphere is warm and inviting, creating the perfect setting whether you're catching up with friends, spending time with family, or meeting new faces. It's more than just a pub — it's a vibrant hub that brings the community together and offers something for everyone to enjoy.

The owners go above and beyond to make everyone feel welcome, creating a friendly and inclusive environment that makes you want to return time and time again. An outdoor area would be an amazing addition, especially when the warm weather comes, giving even more space for families and friends to gather, enjoy the sunshine, and make the most of the wonderful atmosphere this pub already offers.

A function room would also be a wonderful addition, providing a dedicated space for family gatherings, christenings, funerals, birthday parties, and other special occasions. It would make the pub not only a place to socialise, but a central venue for celebrating with family and friends.

Other Person 75 - Hollywell Close, Rawmarsh Rotherham S62 5PS

Sent: 11 February 2026 22:23

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

Subject: Planning application the lounge south street rawmarsh

It has come to my attention that there has been an objection to the lounges application on south street Rawmarsh to install a seating terrace to the front of the building on the flat roof. I drink in the lounge with my family, As an ex licence of some years in good and bad pubs in Rotherham, Sheffield and Doncaster i can say the lounge is nothing like any public house I have ran are been in the past.

I have never been witness to any form of trouble at the lounge, whilst we have been using the lounge we have made numerous new friends.

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The owners have made it user friendly for all age groups i am 66, whilst in the lounge you fancy a tan top up nails, eye brows, are get rid of some of those age lines this is the place to be.

The lounge employs local people which can only be good for the local economy .

The live entertainment is age appropriate and to quote a resent Neil Diamond tribute act I don't know what it is you do in her but you could bottle it.

Other Person 76 - Kilnhurst Road, Rawmarsh, Rotherham S62 5NJ

Sent: 12 February 2026 13:05

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

Subject: The lounge

I would like to compose this email to say that I fully agree with future plans for the lounge here at Rawmarsh, it will boost the community even more than it already has, it brings people together, we feel safe here, never heard or seen any bother from this organisation, the opening hours would be great as we can come whatever time we desire and know it will be open for a good time weather that's a nice dinner time meal or a coffee on the roof terrace in summer!

Other Person 77 - Grange Road, Rawmarsh, Rotherham S62 5PA

Sent: 12 February 2026 13:01

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

Subject: The lounge

Hello, I would like to write this email to say that I fully support the plans for the lounge which includes the longer opening hours, the kitchen for food and a lovely garden terrace, we come up for a good time and we're all very excited for more to be going off around Rawmarsh, this is the best thing that happend to Rawmarsh for a while now.

Other Person 78 - Sycamore Road, Mexborough S64 9EW

Sent: 12 February 2026 13:22

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

Subject: Wigtox lounge support

It is a quick email of support for the Lounge on South street, Rawmarsh
The place is fantastic, I visit regularly. Not once have I had any issues inside or outside with parking

The staff and owners are so welcoming and can not do enough for you. I think the idea of a rooftop terrace and pool room will be a great addition to the place. It already has such a community feel and I'm sure this will only enhance that.

Other Person 79 - Hollywell Close, Rawmarsh, Rotherham S62 5PS

Sent: 12 February 2026 13:47

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

Subject: Re Planning permission the lounge south street Rawmarsh .

I am a retired licensee and a regular customer in the Lounge on South Street in Rawmarsh ,and it has come to my attention that there are some objections to the Planning application for a terraced seating area for the summer weather.

APPENDIX 10

I am somewhat confused about this as it is a very welcoming place for everyone of all ages. It is a safe and friendly place for everyone, and that is something out of the ordinary.

My husband and I frequent the Lounge regularly and have never witnessed any trouble or animosity between customers or staff. Carl and Helen, the owners of the venue are really decent people, polite, friendly, helpful and the staff are exactly the same. On event nights there are a lot of people of varying ages and everyone just gets along and has a good laugh. A lot of the turns cannot get over how friendly the customers are and get no hassle from anyone.

When Carl, mentioned about making the flat roof into the seating area for summer, I considered the idea and concluded it to be a good move, For people such as myself who enjoys a drink in the summer outdoors with friends and family on a warm evening, or even an afternoon tea it would be perfect as there is no alternative for such an occasion except the street and that just would not work.

I do hope you consider their application favourably and possibly consider an extension of their closing time if possible to a little later. As an X licensee I can honestly say the Lounge is run to a very high standard and the customers appreciate that.

Other Person 80 - Marrion Road, Rawmarsh, Rotherham S62 5RL

Sent: 14 February 2026 12:21

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

Subject: The lounge

Hello, I fully support and agree with the future plans at the lounge in Rawmarsh South Street, the roof terrace will be wonderful in the summer, I fetch my grandkids they love the ice creams and the atmosphere, we also come to see the turns that they have on, we used to come to the place when it was the old club ryecroft and I think it's amazing that they have turned this place into something special, I live walking distance so no taxis are required for me or many others actually who visit, there has never been any trouble or any interferences.

Other Person 81 - Haugh Road , Rawmarsh Rotherham S62 7AJ

Sent: 15 February 2026 18:01

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

Subject: Helen Clayton - Wigtox Lounge, 33 South Street, Rotherham, S62 5RF

We would like to express our full support for the Notice of Application for the Variation of a Premises Licence submitted by Helen Clayton on behalf of Wigtox Lounge.

Wigtox Lounge has breathed new life into the formerly vacant Working Men's Club on South Street, transforming it into a vibrant and welcoming community space. The venue has created local job opportunities and offers a variety of services that benefit the area.

We believe that extending the licensing provision for alcohol and entertainment, as well as allowing public use of the rooftop terrace and first-floor function room, will further enhance the Lounge's value to the community.

Helen and Carl, together with their staff, have established a friendly, inclusive venue, and to our knowledge there have been no issues with noise or disturbance. As local residents themselves, they remain mindful of the community's wellbeing.

APPENDIX 10**Other Person 82 - Haytons Bank, Rotherham S62 5RY**

Sent: 14 February 2026 12:55

To: Licensing <Licensing@rotherham.gov.uk>; Cllr David Sheppard
<David.Sheppard@rotherham.gov.uk>

Subject: The lounge

Hello, I am 83 years old I have lived in rawmarsh all my life, I used to come to the old ryecroft club and used to be on the committee for this place also, I come to the lounge almost every single day! They make me feel like I'm at home, I fully agree with the future plans, having a kitchen for food will be amazing as I live alone so to come up for some lunch and tea and also to see my friends will be something for me to look forward to being alone now it would be a nice place for me to eat, i remember the old ryecroft used to use an outside area which I used to sit on and it was lovely in the summer so I think this fantastic place will come back to life.

Other Person 83 - Marrion Road, Rawmarsh, Rotherham S625RQ

Sent: 14 February 2026 12:59

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

Subject: Application for the lounge

Firstly I'd like to say Thankyou for giving us a social and inviting place that is on our door step. The lounge on South street which use to be the rye croft club as brought great enjoyment not just for the people of Rawmarsh but my elderly father that hasn't been out for over 10 years. Whilst the lounge is beautiful and run by great people it is a little on the small side and on the understanding that the lounge has the capacity to be extended to cope with demand of social activities and outdoor terrace recreation I find that this is getting disputed. Can I just point out that this building beforehand was a working men's club (all of it) and I just can't understand why the building can not be used again . Not living too far from the lounge I don't hear any noise or disturbance from the lounge , as in previously I would hear noise, I think the roof terrace and the tap room done up would be beneficial to this little social hub , for our community ,

I fully support the new opening times and everything on the application

Other Person 84 - Marrion Road, Rawmarsh, Rotherham S625RQ

Sent: 14 February 2026 13:04

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

Subject: The Lounge

I would like to let you know how the lounge at rawmarsh as transformed our local community, allowing us a place for people of all ages to gather and basically have fun. Never have I see any trouble nor been disturbed by the noise on a night time when we are at home, when I was the ryecroft I use to hear it all the time.

My wife and I have started going out again after getting into a bit of a rut after Covid and it's all thanks to the lounge. We don't just go out on an evening, we also call in on a day time just for a coffee and a natter.

This place has joined the community back together as it was before Covid and the closure of the working man club that stood her before.

I therefore can't understand the limitations the lounge is facing. This place can only be better by implementing the plans they require.

APPENDIX 10**Other Person 85 - Dale Road, Rawmarsh , Rotherham S62 5AP**

Sent: 18 February 2026 10:53

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

Subject: Support

This is an email to show my full support for The Lounge in Rawmarsh new application. The place is fantastic and it is super well managed. It is the best pub in Rawmarsh.

The idea of reinstating the roof top terrace is a brilliant idea, it will be lovely in the warmer weather with a coffee. I see no problem why the rooftop terrace can't be used as it was years ago as Ryecroft club.

Other Person 86 - Hollywell Close, Rotherham S62 5PS

Sent: 21 February 2026 14:55

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

Subject: Support

This is a really quick email to support the lounge on South street, Rawmarsh. I visited the venue for the first time recently and I'm amazed at the place what a community vibe it's brought to the area.

The staff couldn't do enough for me. I think the rooftop terrace will be a fantastic idea and I will be visiting very regularly

Other Person 87 - South Street, Rawmarsh, Rotherham S62 5RD

Sent: 21 February 2026 15:24

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

Subject: Support

This is a quick email in support of the lounge in Rawmarsh.

I live directly across from the clubs entrance and I don't find any excessive noise or disruption.

The only concern I have is in the summer months is if my windows are open the noise may be more excessive but I have expressed these concerns with Carl the owner and has said he is willing to erect a porch at the front to allow one door to close before the other opens to minimise any noise escaping.

Other Person 88 - Arthur Street, Rawmarsh, Rotherham S62 5ND

Sent: 21 February 2026 15:34

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

Subject: Support

I am just sending an email to show my support for The lounge on south street, Rawmarsh.

I visit on a regular basis and it's fantastic. It brings all ages in and they have great entertainment on each week. A function room with a pool table will be a great addition

APPENDIX 10**Other Person 89 - Wentworth Gardens, Swinton, Rotherham S64 8EP**

Sent: 21 February 2026 16:09

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

Subject: Support

This is a really quick email to say I fully support the lounges application. Rawmarsh has needed something like this for years and even though I am from Swinton I travel here as its such a good community vibe.

The place is thriving and the addition of outdoor seating will only boost the venue

Other Person 90 - Marrion Road, Rawmarsh, Rotherham. S62 5RQ

Sent: 21 February 2026 22:42

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

Subject: Support

I am emailing in support of the lounge in Rawmarsh.

I am the former landlord of Ryecroft club and I can say the venue has always offered outside seating to the front of the property. We had fixed benches and removable fixtures too which were put away each night.

The rooftop terrace was also used for smoking and it's fantastic to see it has been reinstated.

The function has always been a function room, the idea of putting a couple of pool tables up there is a fantastic idea.

I come in often now and from my experience as a landlord the staff and management are brilliant.

I can fully assure you that the noise and disruption must of significantly reduced as the number of people it attracts is a lot less. Also the building work and the amount of soundproofing that has gone in to the building is outstanding.

Its brilliant to see the place thriving again and attracting all the same faces plus new ones.

Other Person 91 - Green Lane, , Rotherham S62 6JP

Sent: 21 February 2026 15:30

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

Subject: Support

I just wanted to send a quick email on support for The Lounge in Rawmarsh.

The idea of the rooftop terrace sounds brilliant and for the coming summer months it will be lovely to sit and enjoy a drink with friends in the sun.

Other Person 92 - South Street, Rawmarsh, Rotherham S625RF

Sent: 24 February 2026 15:55

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

Subject: The lounge

APPENDIX 10

Good afternoon [REDACTED] I live next door to the lounge at [REDACTED] south street s625RF.

I have been provided with this email so that I can have my say in how I feel towards the lounge being located next door to me.

I would like to confirm I only have positive comments towards The Lounge. I think that the business is extremely well run with all measures in place to ensure a positive, safe and controlled environment.

I am a young single person living in my property and having the lounge next door to me brings me so much comfort and helps me settle, knowing that there is a lively environment next door that allows me to feel safe.

Most importantly, The Lounge in no way causes any disturbances or distress to myself or my property. Once I am in my house I cannot hear any base or background noise unless I was to stand on my back garden and actively listen for any noise.

I would like to hope that the lounge will be successful in there brilliant ideas to expand a valued business. And to thank them for their communication on any updates via social media and efforts to speak to neighbours face to face to gather constructive feedback.

Other Person 93 - South Street, Rawmarsh, Rotherham S625RF

From: Brooke Bell <brookegbell@icloud.com>

Sent: 25 February 2026 16:09

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

Subject:

Hello I'm emailing about the lounge in Rawmarsh, I live at [REDACTED] south street and I think the lounge is a very nice, good place. I live right next door and it's the best thing to have happend in Rawmarsh. It would be a shame to have it closed down over certain people not liking it when the whole community goes in and always have a good and safe time. theirs no noise in the daytime and not at nighttime either, theirs so many pubs that are loud at night time but this is a good thing and a safe, friendly children pub. if anyone deserves to have a pub open and it goes well is Carl and Helen. They put their absolute best in what they do. personally I think it should stay open and it will help with the community so much.

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Appendix 11

Supporting Information provided by the Applicant

Supporting Information – Documentation 1

From: Carl Clayton <wigtoxlounge@mail.com>

Sent: 06 February 2026 14:47

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

Subject: Concerns Regarding Inaccurate and Potentially Misleading Statements Circulated in Relation to Application

Dear Diane,

We are writing to formally raise concerns regarding a leaflet that has been circulated to local residents in connection with our premises and the current application. I have attached the leaflet for your records.

The leaflet contains a number of statements presented as fact which we believe are inaccurate and potentially misleading. In particular, it states that we are “illegally staying open past business and licensed hours” and that we “erected a tent without permission.”

To clarify, we are not operating outside our licensed hours, and the statement suggesting otherwise is incorrect. While there are ongoing discussions with Planning in relation to planning control matters, these are separate from licensing and should not be represented as breaches of licensed hours or as unlawful operation.

We are also concerned by the statement that we erected a tent without permission, which is presented as an established breach and implied to be supported by Planning Enforcement. This assertion is disputed and does not accurately reflect the full position. When matters of this nature are stated as fact, they are capable of materially misleading residents and influencing the basis upon which representations are made.

The leaflet also refers to vehicles being seen “regularly speeding away” from the premises.

We note that the movement of vehicles on the public highway is not something we are able to control. That said, we take our responsibilities to neighbouring residents seriously and actively encourage respectful behaviour. We regularly remind patrons to leave quietly, display signage requesting consideration for neighbours, and take reasonable steps to manage noise and customer dispersal where possible.

We are further concerned that the leaflet appears to have been prepared or promoted by an individual who resides locally and who is also known to attend the premises regularly as a customer, including very recently. In that context, the presentation of disputed allegations as established fact appears inconsistent and raises concerns as

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to whether the material provides a balanced or objective account of the operation of the premises.

We would also like to emphasise that we are genuinely committed to developing the venue as a positive, inclusive space for the whole community. Since opening, we have worked hard to create a venue that caters for a wide range of people and activities, including family-friendly events, community gatherings, and occasions that bring local residents together, while remaining mindful of our neighbours and the surrounding area.

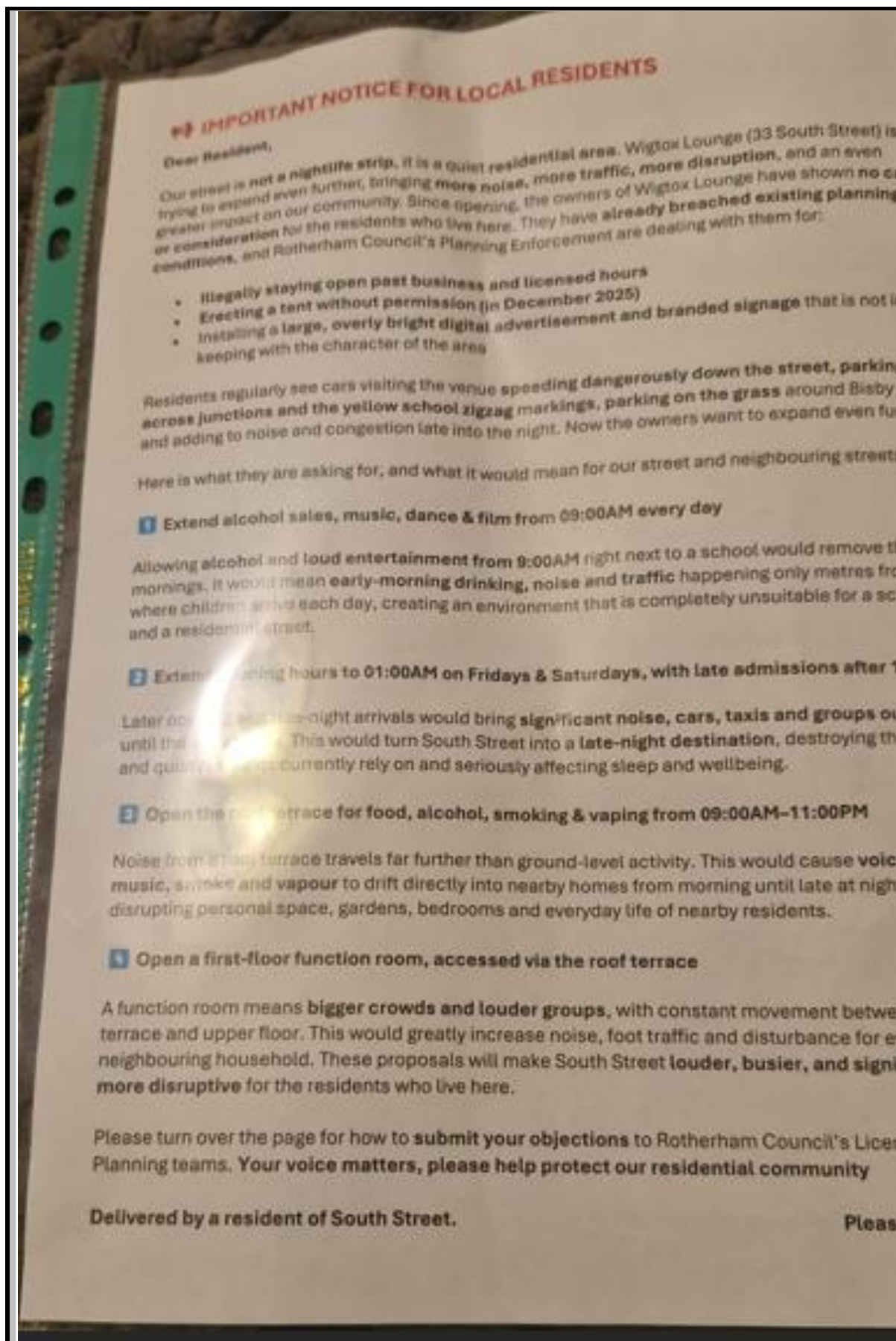
Given that these claims are being relied upon to encourage opposition to the application, we are concerned that their circulation may also unduly influence decision-makers, particularly where objections may be founded on information that is incorrect, incomplete, or conflates planning and licensing regimes. This risks undermining fair and informed consideration of the application.

We felt it important to formally bring this matter to the Council's attention so that the existence of this leaflet, and the disputed accuracy of the statements it contains, are clearly noted on record in connection with the application. We remain committed to working transparently and constructively with the Council and to complying fully with all relevant planning and licensing requirements.

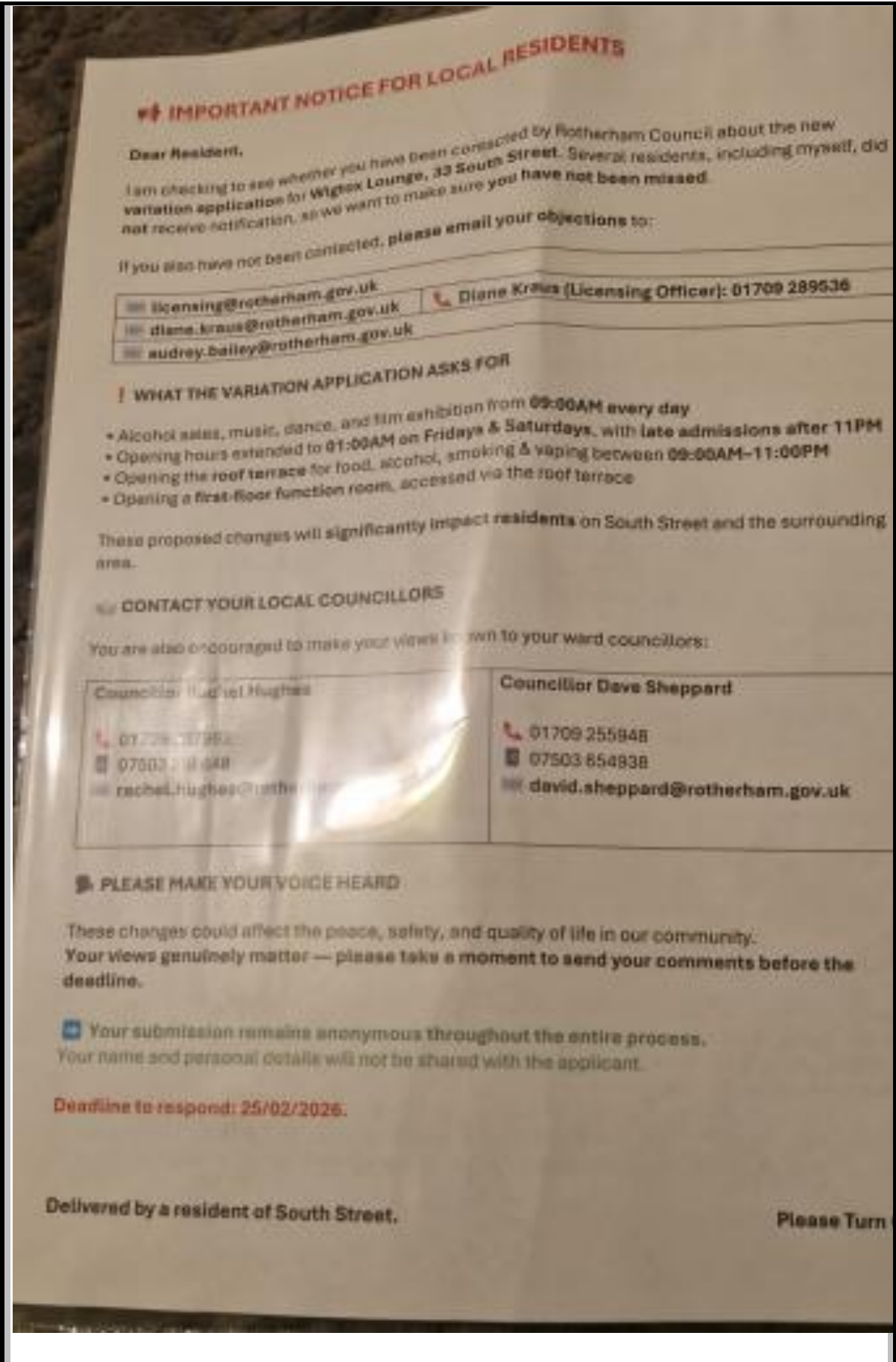
We would be grateful if you could confirm that this correspondence will be placed on the application file, and please advise if any further information is required from us.

Kind regards,
Claire Marshall

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IMPORTANT NOTICE FOR LOCAL RESIDENTS

Dear Resident,

I am checking to see whether you have been contacted by Rotherham Council about the new variation application for Wigtex Lounge, 33 South Street. Several residents, including myself, did not receive notification, so we want to make sure you have not been missed.

If you also have not been contacted, please email your objections to:

- licensing@rotherham.gov.uk
 - diane.kraus@rotherham.gov.uk
 - audrey.bailey@rotherham.gov.uk
- Diane Kraus (Licensing Officer): 01709 289536

WHAT THE VARIATION APPLICATION ASKS FOR

- Alcohol sales, music, dance, and film exhibition from 09:00AM every day
- Opening hours extended to 01:00AM on Fridays & Saturdays, with late admissions after 11PM
- Opening the roof terrace for food, alcohol, smoking & vaping between 09:00AM-11:00PM
- Opening a first-floor function room, accessed via the roof terrace

These proposed changes will significantly impact residents on South Street and the surrounding area.

CONTACT YOUR LOCAL COUNCILLORS

You are also encouraged to make your views known to your ward councillors:

- | | |
|--|---|
| <p>Councillor Rachel Hughes</p> <ul style="list-style-type: none">01709 25584807503 854838rachel.hughes@rotherham.gov.uk | <p>Councillor Dave Sheppard</p> <ul style="list-style-type: none">01709 25584807503 854838david.sheppard@rotherham.gov.uk |
|--|---|

PLEASE MAKE YOUR VOICE HEARD

These changes could affect the peace, safety, and quality of life in our community. Your views genuinely matter — please take a moment to send your comments before the deadline.

Your submission remains anonymous throughout the entire process. Your name and personal details will not be shared with the applicant.

Deadline to respond: 25/02/2026.

Delivered by a resident of South Street.

Please Turn

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Supporting Information – Documentation 2

From: Carl Clayton <wigtoxlounge@mail.com>

Sent: 10 February 2026 11:36

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

Subject: Information Provided by Customers Regarding Leaflet Distribution

Dear Diane,

I am writing to make you aware of information that has been passed to us by a number of our customers over the past few days.

We have been informed by several individuals that the people who were handing out the recent leaflets locally are reportedly barred from a number of premises in Rawmarsh, including Rawmarsh Tap, The Queens public house, and the nearby corner shop. Customers have stated that these individuals are known locally for causing disruption and anti-social behaviour.

We appreciate that this information is anecdotal and has not been verified by ourselves, however we felt it was appropriate to raise it with you in the interest of transparency and to provide wider context around the concerns being raised.

Our intention is simply to ensure that all relevant background information is available, particularly where representations may not accurately reflect the wider community or customer base that regularly uses and supports our premises.

Please do not hesitate to contact us if you require any further clarification.

Kind regards,
Claire

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Supporting Information – Documentation 3

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 18 February 2026 14:17
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Request to Consider Planning Application Representations in Support of Current Premises Licence Application

Good afternoon Diane,

The attached document containing comments that were submitted in relation to our 2025 planning application (RB2025/0598). While they were originally made as part of the planning process, they directly relate to the operation of the venue at 33 South Street and the impact on the local area.

We respectfully wish to rely on these representations in support of our current premises licence application, as they demonstrate consistent local support for the venue, including views on traffic, community benefit, building improvement, and responsible management.

Kind regards

Claire

Rawmarsh

Rotherham

S62 5EU **Comment Type:** Support

Comment: Subject: Support for Wigtox Lounge Application – 33 South Street, Rawmarsh

I am writing to show my full support for the application by Wigtox Lounge at 33 South Street. I believe this venue will be a positive addition to the area, bringing something that Rawmarsh has been lacking for a long time.

Currently, there are very few safe, modern, and welcoming places where families and local residents can enjoy refreshments. Wigtox Lounge is offering something different – a multi-use space with coffee, food, and social opportunities alongside community-focused activities. I think it is exactly what the area needs to improve community spirit and provide residents with a safe and controlled venue, rather than people gathering elsewhere in unmanaged settings.

I have also spoken with the owners and understand they are taking measures to ensure privacy and safety. For example, the outdoor areas will be managed carefully

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with barriers in place, and the rooftop terrace – which has always existed historically – will be screened off and responsibly used, respecting neighbours' privacy.

I also think the proposed sensory mornings and community-friendly activities, such as use of their digital dancefloor, are a brilliant idea. This shows their genuine intention to welcome all ages and abilities and make the space inclusive.

In my view, Wigtox Lounge will improve the area, not cause disruption. With their clear commitment to being respectful to residents and the surrounding community, I truly hope the licence is granted so the venue can move forward and make a real difference locally.

Rotherham

S62 5AN **Comment Type:** Observation

Comment: for the Proposal at 33 South Street, Rawmarsh

Dear Robert,

I'd like to offer my full support for the proposal at 33 South Street, Rawmarsh.

One of the concerns I've noticed in some public comments relates to traffic – but speaking as someone who knows this street well, I can honestly say this isn't a realistic issue. South Street is one of the quietest roads in the area. The traffic levels are extremely low, both during the day and evening. I've never known it to be busy – not now, and not even years ago when the Ryecroft Club was operating and hosting events with 500 to 1,000 people attending at a time.

Even with those large events, traffic on South Street was never a problem. Visitors mostly arrived on foot or parked further away, and the flow of vehicles was always very manageable. The idea that traffic would now somehow become an issue, with a much smaller-scale, community-focused venue, simply doesn't match the reality of how the street functions.

It's also worth highlighting just how far this building has come. Before the renovation, it was in a shocking state – rundown and neglected, attracting antisocial behaviour and becoming a real eyesore. Since the current owner has taken it on, the transformation has been nothing short of incredible. It now looks fantastic and has brought new life and pride to the street.

I'm really looking forward to seeing the venue open, enjoying a coffee with friends, and seeing the community benefit from a warm, welcoming space. It's exactly the kind of place Rawmarsh needs – not just for socialising, but for creating a stronger, safer, and more vibrant neighbourhood.

I hope this application gets the positive response it deserves.

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Dear [Recipient's Name], **Application Number:** RB2025/0598Rawmarsh
S62 5HD**Comment Type:** Support
Comment: Subject: Support for the Proposal at 33 South Street, Rawmarsh

I am writing to express my strong support for the proposal at 33 South Street, Rawmarsh.

After seeing the poster about this project on the building, I took some time to read through the public comments. One recurring concern is about potential traffic issues; however, I can confidently say that traffic on South Street is very minimal. It is a quiet street, and anyone who spends even a short time there will notice that traffic is not a problem.

Before the current owner took over the venue, the building was in a dreadful state – unattractive, falling apart, and while empty, it became a magnet for rough sleeping, drug use, and even fires. Now, after the extensive and high-quality renovation, the building looks fantastic. The transformation is something the whole street should be proud of.

I am genuinely excited about the prospect of visiting this venue, enjoying a coffee outside, and chatting with friends in such a lovely and welcoming environment. It's clear that this project will create a genuine family-friendly hub for Rawmarsh.

I sincerely hope that negative comments are set aside and that Rawmarsh gets the opportunity to benefit from this wonderful new venue.

Thank you for your time and consideration.

Kind regards,

Rotherham
S62 7AY

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

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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.

Kind regards

502 59E

Comment Type: Support

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

Dear Robert,

I am writing to express my full support for the proposal at 33 South Street.

This road is incredibly quiet, and I remember when it was the Ryecroft Club hosting pantomimes, discos, live shows, and functions that regularly attracted around 1,000 people. Even with those large events, we never had any problems with traffic or parking, so I cannot understand why this is suddenly being raised as an issue now.

I always visited the club and used to love sitting outside in the sun and fresh air with a refreshment, socialising with others. It was a place that brought people together, and I can see his new proposal doing exactly the same — if not better.

It is very difficult for any business at the moment, so for someone to integrate different offerings where ends meet is fantastic. The locals will truly benefit from this, and it is about time Rawmarsh had something we can call ours — a social hub we can go to without having to travel elsewhere.

I think the whole proposal is fantastic, and it's brilliant to see a pub opening when so many are sadly closing due to the challenges in the trade. The combination of businesses here will create a great atmosphere for all ages, bringing life back into the community.

I believe a lot of those who will attend will be local residents and will not create much extra traffic. Even if there is some additional parking or traffic, it will not cause any issues because of the location of the street and how quiet it is. We have never had problems in the past, so I see no reason why that would change now.

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Comment Type: Support

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

Dear Robert,

I am writing to express my full support for the proposal at 33 South Street.

This road is incredibly quiet, and I remember when it was the Ryecroft Club hosting pantomimes, discos, live shows, and functions that regularly attracted around 1,000 people. Even with those large events, we never had any problems with traffic or parking, so I cannot understand why this is suddenly being raised as an issue now.

I always visited the club and used to love sitting outside in the sun and fresh air with a refreshment, socialising with others. It was a place that brought people together, and I can see this new proposal doing exactly the same; if not better.

It is very difficult for any business at the moment, so for someone to integrate different offerings to make ends meet is fantastic. The locals will truly benefit from this, and it is about time Rawmarsh had something we can call ours; a social hub we can go to without having to travel elsewhere.

I think the whole proposal is fantastic, and it's brilliant to see a pub opening when so many are sadly closing due to the challenges in the trade. The combination of businesses here will create a great atmosphere for all ages, bringing life back into the community.

I believe a lot of those who will attend will be local residents and will not create much extra traffic. Even if there is some additional parking or traffic, it will not cause any issues because of the location of the street and how quiet it is. We have never had problems in the past, so I see no reason why that would change now.

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Comment type: Support

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

I live directly next door to the venue at 33 South Street and want to make it absolutely clear that I fully support the proposal.

You very rarely hear or see a car on this street other than during the twice-a-day school run. I have been speaking with the owners about their plans, have been shown around the venue, and have seen the incredible amount of work going into it. I think it is fantastic, and I cannot wait to be able to take my child somewhere that is suitable for all ages and right on our doorstep.

This street is possibly one of the quietest in Rotherham. I speak to a lot of parents from the school here, and they are also excited to be able to call in after school drop-off and with their children at weekends. Parking will not be an issue — even at the busiest times of the day, there are no problems now.

I find it very frustrating that the owners are having to go through so many hurdles to bring us something so exciting for the community. The venue already looks 100 times better than it did before, and it makes me proud to live where I live.

I’ve also seen mention of staff levels being raised as a concern. I can say from experience that when it was the Ryecroft Club, with daytime and evening shows attracting up to 1,000 people and at least 10 staff members on at a time, there were never any problems with traffic or parking.

Myself and all my friends cannot wait for this to open. I really need to stress that the traffic concern is completely outrageous — the street is super quiet, and I would genuinely like to know how this has come to this conclusion as I see first hand how the quiet the street is.

Thanks

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Comment Type: Support

Comment: Subject: Support for Planning Application RB2025/0598; 33 South Street, Rawmarsh

Dear Robert,

I am a Rawmarsh resident who knows South Street well through family who live there, and I wish to give my full support to the proposed development at 33 South Street.

South Street is extremely quiet for most of the day, with only short bursts of activity during school drop-off and pick-up times. These busy periods last no more than 15 minutes and should not be a deciding factor when considering a proposal that could bring such positive change.

Concerns about parking and traffic are, in my view, overstated. When the building was operating as the Ryecroft Club it attracted thousands of visitors over a typical month and traffic was never an issue. The proposed business will generate around a lot less traffic, so it is highly unlikely to cause problems now. Many visitors will also be on foot from the local area, including parents already in the vicinity for the school run, meaning they won't add to parking demand.

I've also seen reference to the lack of community engagement, but speaking as someone from the area, many local people I've spoken to are supportive of the plans and want to see the building used productively rather than sitting underused. This proposal brings a smaller social club, beauty treatment rooms, and sunbed pods; all services that can be enjoyed by elderly residents, local families, and young people alike.

The Environmental Health Officer's report shows that there is adequate separation between residential and activity areas, and that the premises will operate under a licence, ensuring it is properly regulated. This reassures me that any concerns about noise or disruption have been considered and addressed.

Rawmarsh is in need of investment and facilities, and this project will create jobs, encourage visitors, and provide a social space and services that are currently lacking. I believe it is the best use for this building and a positive step for the community.

I therefore urge the council to approve the application.

Appendix 11

[Redacted]

Sent: 19 August 2025 10:39
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2025/0598

[Redacted]

Rawmarsh
Rotherham
S62 5EP
Comment Type: Support
Comment: Support for the Reopening of the Old Ryecroft Club

To who this concerns,

I hope this message finds you well. I am writing to express my enthusiastic support for the reopening of the old Ryecroft Club on South Street Rawmarsh.

This venue holds a special place in my heart as I have fond memories of visiting the club as a child with my parents and grandparents. We enjoyed many wonderful functions there, and I can still picture the joyful gatherings and the laughter shared. I especially cherish the times spent sitting on the terrace at the rear of the venue, where the atmosphere was always vibrant and welcoming.

The reopening of the Ryecroft Club is a fantastic opportunity to revive those cherished memories and create new ones for future generations. I am excited about the potential for community events and gatherings that will bring people together once again.

Thank you for your efforts in making this possible. I look forward to seeing the Ryecroft Club thrive once more!

Thanks

[Redacted]

[Redacted]

Sent: 19 August 2025 10:31
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2025/0598

[Redacted]

Rotherham
S62 5EP
Comment Type: Support
Comment: To Whom this may concern,

I am writing to express my support for the proposal regarding 33 South Street, formerly known as the Ryecroft Social Club.

Recently, while walking my dog along the street, I noticed a poster on a lamp post about the planning application. Curious, I took the time to review the proposal and the associated comments. Having frequently walked down this quiet street, primarily during school drop-off and pick-up times, I can attest to how peaceful the area usually is. The only times I've observed it being busier are during those short school-run periods.

I have fond memories of visiting the venue when it was the Ryecroft Club. It was always a lively and welcoming place, and my friends and I enjoyed many functions there with our families. During those times, I never encountered any issues related to traffic or parking, even when large events were held.

I believe it is wonderful that the venue is set to reopen, especially after being vacant for some time. Unfortunately, during its closure the site attracted anti-social behaviour and even incidents such as fires. Bringing the building back into use will not only prevent these problems, but also help to revitalise the area and provide a valuable community space once again.

Thank you for considering my comments in support of this application.

Appendix 11

[REDACTED]

Sent: 19 August 2025 10:47
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Rawmarsh
 Rotherham
 South Yorkshire
 S62 7BZ
 Comment Type: Support
 Comment: Memories of the Ryecroft Social Club and my 100% support for the re opening.

I wanted to take a moment to share my fond memories of the Ryecroft Social Club, where I had the pleasure of being a regular attendee during my time living on South Street.

The Ryecroft Club held a special significance for me as it was a wonderful place to meet up with family, friends, and other local residents. I truly valued those moments spent catching up over a quick drink and enjoying the camaraderie that the club fostered. The atmosphere was always so welcoming, making it a delightful spot to unwind and connect with others.

One of my favourite aspects of the Ryecroft Club was the lovely roof terrace. In the summer, it was a real treat to enjoy a drink while soaking in the sun and engaging in conversations with fellow members. Those times remain some of my most treasured memories.

Additionally, the quietness of South Street has always made it an ideal location for the club. With minimal traffic and parking issues, it allowed for a more relaxed experience, enabling everyone to come and go with ease. It truly added to the charm of the venue.

I truly appreciate the role the Ryecroft Social Club played in our community, and I am hopeful for its reopening. Thank you for your efforts in bringing this beloved venue back to life.

Best regards,

[REDACTED]

[REDACTED]

Application Number: RB2025/0598

[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, particularly any works to make the balcony/terrace safe and compliant, will restore a historic function without creating parking or traffic issues for the surrounding area. I fully support the application.

Appendix 11

[Redacted]

Sent: 19 August 2025 11:56
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2025/0598

[Redacted]

Rotherham
S62 5EP
Comment Type: Support
Comment: Subject: Support for South Street Rawmarsh Proposal

Dear [Recipient's Name or Planning Committee],

I'm writing to express my full support for the proposed venue on South Street, Rawmarsh.

This initiative is exactly what our community needs; a local, inclusive space that welcomes people of all ages and abilities. The vision behind it is inspiring, and I truly believe it will be a fantastic addition to the area. I, for one, cannot wait to visit once it opens.

I also wanted to comment on the concerns raised about traffic. Frankly, I find them quite exaggerated. South Street is a very quiet road, and the idea that traffic would become a major issue seems out of proportion to the reality of the area. It's important that we don't let unfounded worries overshadow the benefits this venue will bring.

Thanks

[Redacted]

Appendix 11

[Redacted]
Sent: 19 August 2025 12:04
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]
Application Number: RB2025/0598

[Redacted]
Rawmarsh
S62 7AY
Comment Type: Support
Comment: Dear Planning Committee Name,

I'm writing to express my enthusiastic support for the proposed redevelopment of the former Ryecroft Club in Rawmarsh. The plans for the venue sound absolutely brilliant, and I genuinely can't wait to visit once it's up and running. It's exciting to see a space with such potential being given a new lease of life.

I've also seen the comments regarding the proposed bedsits, and I want to say how much I support this aspect of the plan. Providing safe, warm accommodation for those in need is a vital step toward tackling homelessness and housing insecurity. Some concerns have been raised about the lack of natural light in certain units, but personally, I think that criticism misses the point. For many people, having a secure roof over their head; regardless of window placement; is far preferable to rough sleeping or unstable living conditions.

This proposal offers a practical and compassionate solution, and I commend those behind it for their vision and commitment to the community. I hope the plans are approved and move forward swiftly.

Regards
[Redacted]

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[Redacted]
Sent: 19 August 2025 12:04
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]
Application Number: RB2025/0598

[Redacted]
Rawmarsh
S62 7AY
Comment Type: Support
Comment: Dear Planning Committee Name,

I'm writing to express my enthusiastic support for the proposed redevelopment of the former Ryecroft Club in Rawmarsh. The plans for the venue sound absolutely brilliant, and I genuinely can't wait to visit once it's up and running. It's exciting to see a space with such potential being given a new lease of life.

I've also seen the comments regarding the proposed bedsits, and I want to say how much I support this aspect of the plan. Providing safe, warm accommodation for those in need is a vital step toward tackling homelessness and housing insecurity. Some concerns have been raised about the lack of natural light in certain units, but personally, I think that criticism misses the point. For many people, having a secure roof over their head; regardless of window placement; is far preferable to rough sleeping or unstable living conditions.

This proposal offers a practical and compassionate solution, and I commend those behind it for their vision and commitment to the community. I hope the plans are approved and move forward swiftly.

Regards
[Redacted]

Appendix 11

[REDACTED]

Sent: 19 August 2025 14:26
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

S62 7AY
Comment Type: Support
Comment: Dear Planning Committee Name,

I'm writing to express my enthusiastic support for the proposed redevelopment of the former Ryecroft Club in Rawmarsh. The plans for the venue sound absolutely brilliant, and I genuinely can't wait to visit once it's up and running. It's exciting to see a space with such potential being given a new lease of life.

I've also seen the comments regarding the proposed bedsits, and I want to say how much I support this aspect of the plan. Providing safe, warm accommodation for those in need is a vital step toward tackling homelessness and housing insecurity. Some concerns have been raised about the lack of natural light in certain units, but personally, I think that criticism misses the point. For many people, having a secure roof over their head, regardless of window placement, is far preferable to rough sleeping or unstable living conditions.

This proposal offers a practical and compassionate solution, and I commend those behind it for their vision and commitment to the community. I hope the plans are approved and move forward swiftly.

Regards

[REDACTED]

Appendix 11

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Application Number: RB2025/0598

[REDACTED]
Rawmarsh S62 7PT

Comment Type: Observation

Comment: Dear Sir/Madam,

I am writing as a local resident of Rawmarsh to express my full support for the proposal at 33 South Street.

The idea of bringing multiple offerings together under one roof is brilliant. It means I can enjoy a full day out with my family locally; without the expense and hassle of travelling elsewhere; which is a real bonus in the current climate. Our area has been crying out for something like this, and I genuinely cannot wait for it to open.

Beyond the personal benefits, I believe this venue will:

Revive and make positive use of an existing building,

Create local jobs and keep spending within the community,

Provide a safe, welcoming, family-friendly space for all ages,

Reduce unnecessary travel by giving residents a high-quality local option.

Please take my comments into account and approve this much-needed addition to South Street. I'm confident it will be a credit to the area.

Kind regards

Application Number: RB2025/0598

[REDACTED]
Rotherham

S63 8AH

Comment Type: Support

Comment: I am writing in support of the proposal on South Street in Rawmarsh. I work in the area and regularly pass by the building, so I have seen the amazing transformation that has already taken place. The standard of the refurbishment is clear to see and it really stands out as a positive improvement for the area.

I live only a short 15-minute drive away and think the venue sounds fantastic. I cannot wait to bring my family along and enjoy it together, without the need to travel further afield.

This development will be a real asset to the community, and I fully support it

Appendix 11

Sent: 20 August 2025 14:52
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Rawmarsh
Rotherham
S62 7AW

Comment Type: Support

Comment: Dear Planning Committee,

I am writing to let you know that I am very supportive of the proposed Wigtox Lounge. I truly believe it will be a great addition to our community and something that people of all ages can enjoy. It is about time Rawmarsh had a venue like this, as we are in real need of something positive and inclusive for the area.

I also remember visiting the building back when it was the Ryecroft, and the outdoor terrace was always a fabulous feature during the warmer months. It's lovely news that this has now been reinstated in a safe and usable way, as it will once again give people a unique space to enjoy and bring even more value to the venue.

Kind regards,

[REDACTED]

Appendix 11

Rotherham

S62 5ND

Comment Type: Support

Comment: Dear Planning Committee,

I would like to offer my representation in full support of Wigtox Lounge. This is an extremely positive business that will provide excellent services to Rawmarsh, and I believe it is exactly what the area needs.

Wigtox Lounge is a breath of fresh air for the community, offering a safe, family-oriented atmosphere that Rawmarsh is currently lacking. Too often, parents and families have to travel outside the area to find somewhere suitable to relax together, whether for a coffee, an ice cream, or simply to enjoy time in a welcoming space. Wigtox Lounge changes that by creating a venue on the doorstep that is inclusive and accessible to all ages.

In addition to being family-friendly, the proposal brings several wider benefits that the planning committee should recognise:

Community Hub: The venue will provide a multi-purpose space for socialising, wellness, and relaxation. This is a genuine community asset rather than just another commercial unit.

Restoring a Building: Instead of leaving another property to fall into disrepair, the owners have invested heavily to restore it to a very high standard, ensuring the building continues to serve a positive role in Rawmarsh.

Quiet Location: South Street is a calm, low-traffic area with no major concerns over congestion or parking. As a local, I can confirm there is ample space and the development will not cause disruption.

Housing Provision: The inclusion of well-planned bedsits is another positive step, offering safe and secure accommodation for individuals who need it. In the current housing climate, this is both responsible and necessary.

Respectful Management: From the start, the owners have been approachable, respectful, and professional, ensuring that the development is sensitive to neighbours and considerate of the wider community.

Taken together, these points show that Wigtox Lounge is not just a business venture but a carefully considered development with real social value. It will brighten up South Street, provide families with somewhere safe and enjoyable to go, and support local housing needs.

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For these reasons, I strongly urge the committee to approve the application.

Appendix 11

Application Number: RB2025/0598

[REDACTED]

Rotherham

S62 5HZ

Comment Type: Support

Comment: To Whom this may concern,

I am writing to express my full support for the proposed Wigtox Lounge on South Street. I believe this venue will be a fantastic asset to our community and something that Rawmarsh is very much in need of. There is currently nothing like this in the area, and the proposal clearly sets out a vision that will bring people together across all ages.

What stands out most to me is the family-friendly approach. Their plans to include activities and spaces for children is exactly what our community is missing. At present, there are very few safe, welcoming places where families can enjoy time together without having to travel further afield. This will provide that opportunity and will be a huge benefit for parents and children alike.

I also believe the investment in this building is to be commended. Instead of leaving another site empty or neglected, the owners are creating something positive, vibrant, and of high quality that will raise the standard of the area. It is clear from the work already done that this will be a well-run, well-maintained venue that will only enhance the local environment.

Concerns raised about traffic or parking do not reflect the reality of South Street, which is generally very quiet apart from short periods around school drop-off and pick-up. There is more than enough on-street parking, and the proposed use is unlikely to generate any significant issues.

In my view, Wigtox Lounge will not only provide a much-needed community hub but will also contribute positively to the local economy and help improve the area's image. For all of these reasons, I sincerely hope the licence and planning applications are granted so that this project can move forward.

Yours sincerely,

[REDACTED]

Appendix 11

Application Number: RB2025/0598

[REDACTED]
Rawmarsh, Rotherham

S62 5RF

Comment Type: Support

Comment: Dear Planning Committee,

I live at 33C South Street, directly next to the premises in question, and I want to express my full support for the proposal.

From the very beginning, Carl and Helen have been nothing but respectful, approachable, and professional. The work carried out so far has been completed to a very high standard, and throughout the process, everyone involved has shown real consideration for neighbours like myself.

I believe this new venture will bring genuine benefits to both the street and the wider community. Instead of being left with another empty or neglected building, South Street will gain a well-run, welcoming business that will brighten up the area and add to the local amenities.

I would also like to make clear that concerns raised around traffic and parking do not reflect the reality of this street. South Street is very quiet, with minimal through traffic, and there are always parking spaces available nearby. Living directly next to the site, I can say with confidence that the venue will not cause disruption to traffic flow or parking in the area.

It's also a real positive to have somewhere nearby that parents from the school can call into during drop-offs or pick-ups; whether it's for a coffee, a quiet break, or to access beauty and wellness services. This makes the venue practical as well as enjoyable, adding to its appeal for local families.

The proposal offers something different and much needed: a safe, well-managed space that is clearly being developed with the community at its heart. I have no concerns whatsoever and fully support planning permission being granted.

Thanks [REDACTED]

Appendix 11

Sent: 20 August 2025 11:54
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

s62 5ad

Comment Type: Support

Comment: I fully support the proposal at 33 South Street. I cannot wait for it to open – the terrace sounds amazing, and having an all-round venue for all ages will be a fantastic addition to the area. I used to drink in there when it was the Ryecroft and it was good then, but I am confident it will be even better now and much more open to families.

Application Number: RB2025/0598

[REDACTED]

Rawmarsh
S62 5HZ

Comment Type: Observation

Comment: Dear To Whom this may concern,

I am writing to express my full support for the proposal at 33 South Street, Rawmarsh.

As a local resident, I can remember the venue from when it was the Ryecroft Club and I always enjoyed visiting it back then. However, I believe this time it will be even better. The plans show that it is being developed into a space that is more inclusive, advertised for all ages and abilities, and designed to be a true community hub.

I am particularly pleased to see the addition of a coffee and ice cream bar, which makes it a welcoming place to visit not just for an alcoholic beverage, but also for families and those who simply want somewhere to socialise locally.

This proposal will breathe new life into a building with history in our area, while also giving residents of all ages a place they can enjoy.

Regards

[REDACTED]

Appendix 11

Application Number: RB2025/0598



Comment Type: Support

Comment: My name is [REDACTED] and I live in Rawmarsh on St Mary's (S62 5BG). I am writing to show my support for the proposal at Wigtox Lounge, 33 South Street.

I believe this venue will be a real asset to the local community. It would provide one of the very few safe, welcoming spaces in the area where new parents can take their children to play and also have the chance to relax without worry. Having somewhere local that feels family-friendly and inclusive is something Rawmarsh has been lacking, and I am confident this development will fill that gap.

I also want to comment on the plans for the bedsits within the building. I feel strongly that the negative remarks being made about them are unnecessary. This is actually a very positive step providing safe, secure accommodation for people who may otherwise struggle to find somewhere suitable to live. In the current housing climate, this addition is not only welcome but much needed, and it says a lot about the developer's commitment to making the best possible use of the building.

I hope the committee can see the positive impact Wigtox Lounge will have and allow the proposal to move forward.

Appendix 11

Application Number: RB2025/0598

S62 5AW

Comment Type: Observation

Comment: Dear Members of the Planning Committee,

I am writing to express my full support for the proposal to reopen and operate the premises at 33 South Street, Rawmarsh as Wigtox Lounge, together with the associated elements raised in public comments.

Traffic and parking

Having reviewed the online comments, I note concerns about traffic. South Street is generally quiet outside the brief school drop-off and pick-up windows. The proposed use is a local, community-focused venue that will primarily attract nearby residents on foot or via short trips, spreading visits throughout the day (coffee/ice cream/daytime services) rather than creating a single rush period. In my view, this is a sensible reuse that will not materially worsen local traffic, and it replaces the risk of a long-term vacant building which often attracts unmanaged on-street activity.

Rooftop terrace

I have also read the comments regarding the roof terrace. A carefully managed, well-screened terrace can be a real asset; bringing back a feature historically associated with the building while providing controlled outdoor space. With standard planning conditions (e.g., privacy screening, sensible hours, management of noise and smoking areas), the terrace can operate responsibly and enhance the venue without impacting neighbours' amenity. I welcome its inclusion as part of a professionally run site rather than informal outdoor congregation on the street.

Bedsits (single-occupancy units)

The discussion about the bedsits is important. Well-designed single-occupancy accommodation helps meet genuine local housing need, especially for individuals who do not require larger family homes. Delivering smaller units in a refurbished, centrally located building close to services is a positive use of existing stock. Provided the fit-out meets Building Regulations for matters such as fire safety, ventilation and space standards (as is the normal process), these rooms can offer safe, dignified housing and relieve pressure on larger family properties.

Overall, this proposal brings a vacant or underused building back into high-quality community use, with daytime and family-friendly activity that strengthens the local centre. It is a balanced scheme that supports footfall, improves the street scene, and adds modest housing capacity; all in a managed and considerate way.

I therefore respectfully ask the Committee to approve the application.

Appendix 11

Application Number: RB2025/0598

[REDACTED]

s65 2un

Comment Type: Support

Comment: Dear Planning Committee,

Although I don't live in Rawmarsh anymore, my nanan still does, and I spent much of my childhood in the area; a lot of it in the Ryecroft Club. My nanan is now in her 80s and still talks fondly about her younger years there, including enjoying drinks on the rooftop area with friends.

I follow Wigtox on social media and think they are a wonderful company. The fact they are bringing this building back to life and turning it into a multi-use venue that has something for everyone is amazing. It's not just about modernising; it's about keeping the history alive too.

With the rooftop being restored, I honestly cannot wait to take my nanan along to see the transformation. I know it will bring back memories for her to sit outside with a coffee, and who knows; she may even bump into some very familiar faces. On a personal note, I'm also really looking forward to using the sunbeds myself, so it feels like there's genuinely something for every generation to enjoy.

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Rawmarsh

S62 5PY

Comment Type: Support

Comment: Subject: Support for Wigtox Lounge and Associated Development

Dear [Recipient's Name],

I am writing to express my full support for the opening of Wigtox Lounge on South Street in Rawmarsh. I believe the venue sounds amazing and will be a place that I can enjoy with my children. It is exactly the kind of community space we need; welcoming, family-friendly, and breathing new life into the area.

Some of the objections I've seen do not reflect the reality of the street. The concerns about traffic, for example, seem absurd. South Street is always very peaceful, with the only busier times being during school drop-offs and pick-ups, which is normal in any residential area.

I also think the proposed development of bedsits is a fantastic idea. I am sure they will be done to a high standard and will look fabulous, just as the current flats already do and as the proposed images of the venue clearly show. The comments about there being no windows; seem unfair; surely providing people with a safe, warm, and secure place to live is far better than leaving people rough sleeping.

Overall, I think this development is a huge positive for the community. It provides both a high-quality venue and much-needed housing, while also making use of a building that could otherwise fall into further disrepair.

[REDACTED]

Appendix 11

Application Number: RB2025/0598

Rawmarsh

S62 5rf

Comment Type: Support

Comment: Subject: Support for Proposal #8211; 33 South Street

Dear [Recipient's Name or Planning Department],

I am a tenant at the flats located at 33 South Street and would like to express my full support for the current proposal.

Over the past 18 months, approximately 10 workmen have been on-site daily, with a similar number of vehicles parked outside the property. Despite this level of activity, there have been no issues at all. The road remains exceptionally quiet, with minimal through traffic and plenty of available parking at all times.

During this period, extensive renovation work has taken place, including the use of large equipment such as drills and diggers. I live in a flat directly joined to the building, and I can honestly say I've never even heard a noise. The soundproofing is incredibly effective, and the landlord has always made an effort to notify me in advance of any scheduled work, often with a thoughtful apology for any potential disruption.

I recently saw a poster outlining the proposal and couldn't help but notice that some of the traffic-related concerns being raised are based on completely inaccurate predictions. As someone who actually lives here, this letter serves not only as a statement of support but also as first-hand evidence that the road remains quiet and there are no issues with congestion or parking, even during a period of high on-site activity.

I'd also like to highlight how responsive and caring my landlord has been throughout my tenancy. Any concerns I've had have been addressed immediately. He is a family-oriented person with a clear passion for creating a welcoming venue that will serve people of all ages and become a genuine community hub. I have full confidence he will deliver on this vision while maintaining positive relationships with local residents.

Please feel free to contact me if you require any further information.

Appendix 11

Rotherham
South Yorkshire
S62 5RF

Comment Type: Support

Comment: Dear Planning Committee,

I am writing to express my full support for the proposed Wigtox Lounge on South Street. As a resident living just two doors down from the premises, I believe this development will bring a truly positive environment to our local area.

I understand that there have been mixed opinions expressed, but from my perspective, this venue offers something that Rawmarsh has been lacking for a long time – a space that caters for both the younger and older generation alike. Currently, there are very few places locally where young people can go to socialise safely, and equally few options for older residents to enjoy leisure activities without needing to travel out of the area. A multi-use venue like this is exactly what the community needs, and I see it as a fantastic opportunity to bring people together.

The fact that the Wigtox Lounge will be a multi-purpose establishment – offering everything from sunbeds, beauty and wellness services, to a coffee space where friends can meet – is a forward-thinking idea. In the current climate, where so many high streets and local venues are struggling, it is refreshing to see a business model designed to thrive and provide a variety of services under one roof.

Personally, I am very excited to use the facilities myself – whether that’s enjoying the sunbeds or simply having a coffee with friends right on my doorstep. Having such a place so close by will be an incredible benefit, not only to me as a neighbour but to the wider community who will now have a safe, welcoming, and versatile space to enjoy.

I truly believe Wigtox Lounge will become a valued asset to Rawmarsh, and I fully support the proposal.

Thanks

Appendix 11

Application Number: RB2025/0598

[REDACTED]
Rawmarsh

S62 6GA

Comment Type: Observation

Comment: Dear Planning Committee,

I am writing to express my strong support for the proposed venue at 33 South Street, Rawmarsh.

I have fond memories of visiting the premises when it was previously the Ryecroft Club. One of the highlights was always being able to use the terrace in the warmer months. It was a fantastic addition back then, and it is brilliant news to know it is being reinstated. Having an outdoor space like this adds so much character to the venue and provides a safe, enjoyable area for people to relax and socialise. It is exactly the kind of feature that brings people together and makes a venue stand out.

I have also read through the objections regarding traffic, and quite honestly, I find those comments to be overstated. Having lived in and visited the area for many years, I know firsthand that South Street is a very quiet road. The only time there is any noticeable increase in activity is during school pick-up and drop-off times, which is the case around any school. Outside of these short periods, the street is calm with ample parking and very little through traffic. The suggestion that this venue would cause traffic problems simply does not match the reality of the area.

This proposal represents a huge improvement on what has been an underused building for too long. To see it being brought back to life, with careful thought to its facilities and how it can serve the community, is something I feel should be celebrated and supported.

I sincerely hope the committee recognises the value of this proposal and grants permission for it to go ahead.

Kind regards,

[REDACTED]

Appendix 11

Rawmarsh

Rotherham

S62 5RE

Comment Type: Support

Comment: Support for Planning Application 21/01133/33 South Street, Rawmarsh

Dear Planning Team,

I am writing as a local resident to show my full support for the application at 33 South Street.

I understand highways have raised concerns about parking and traffic, but as someone who remembers when the building was used as a working social club, I must point out that it regularly attracted far more people than are likely to visit now. The club used to host diet clubs, events, shows and general day-to-day socialising. Despite those much larger gatherings, parking and traffic were never a serious issue at the time, so I do not see why it would suddenly be considered a problem now with a smaller-scale business use. If there were no issues previously, and the new proposal is a lot less intensive than it was before, it seems silly to suggest it will now become an issue.

I also live further down the street from the club and I know first-hand how quiet the road is. I never have any issues parking outside my own house, and if I were to sit and count the vehicles that pass up and down the street, it would honestly be very few. From my personal experience, the suggestion that the road cannot cope simply does not reflect the reality of living here day to day.

On top of that, I can say the work that has already been done on the building has made a huge difference. It looks so much better now, and as someone who sees it every day, it genuinely makes me feel happier to have it on my street. The improvements have added far more value and character to the area compared to when it was a run-down, neglected building.

The new proposal will bring life back into the property in a way that supports local jobs, provides services that people can walk to, and improves the look and safety of the area. Most customers will be local, and many will arrive on foot, so the impact on parking will be minimal compared to the benefits.

Simple additions like cycle storage and bin facilities can be made if required, but these are minor details when weighed against the positive change this development will bring to South Street. It is certainly not overdevelopment; it is regeneration.

I therefore ask that the council supports this application for the good of Rawmarsh and its community.

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Supporting Information – Documentation 4

From: Carl Clayton <wigtoxlounge@mail.com>

Sent: 18 February 2026 14:33

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

Subject: Incident Clarification and Preventative Measures – 06/02/26

We are writing in relation to the incident recorded in our accident/incident book dated 06/02/26. We would also like to use this as evidence in support of our application.

The matter involved a verbal altercation that took place upstairs at the venue between members of the same group. It was purely verbal in nature and, although voices were raised, there was no physical contact and no injuries were reported or observed.

Our staff intervened promptly. The male involved was removed from the premises to prevent any escalation. His girlfriend and mother remained inside initially, and when the verbal disagreement continued outside, they were instructed to lower their voices. The situation was de-escalated quickly and brought under control without the need for police or further external assistance.

We would like to stress that this was an isolated, one-off incident and not reflective of the usual atmosphere or management standards at our venue. Since the event:

- The individuals involved have been barred from returning to the premises.
- They have since contacted us via email to apologise for their behaviour.
- The incident was formally recorded in our incident log in line with our procedures.
- The matter has been discussed during staff briefings as a refresher on conflict management, early intervention, and correct incident logging procedures.

We take our responsibilities to our customers, neighbours, and licensing objectives extremely seriously. We hope it will be recognised that this was an isolated occurrence which was managed promptly and appropriately, and that it will not be viewed as indicative of any ongoing concern or pattern of behaviour at the premises.

We remain fully committed to maintaining a safe, well-managed, and community-focused venue.

Should you require any further information, please do not hesitate to contact us.

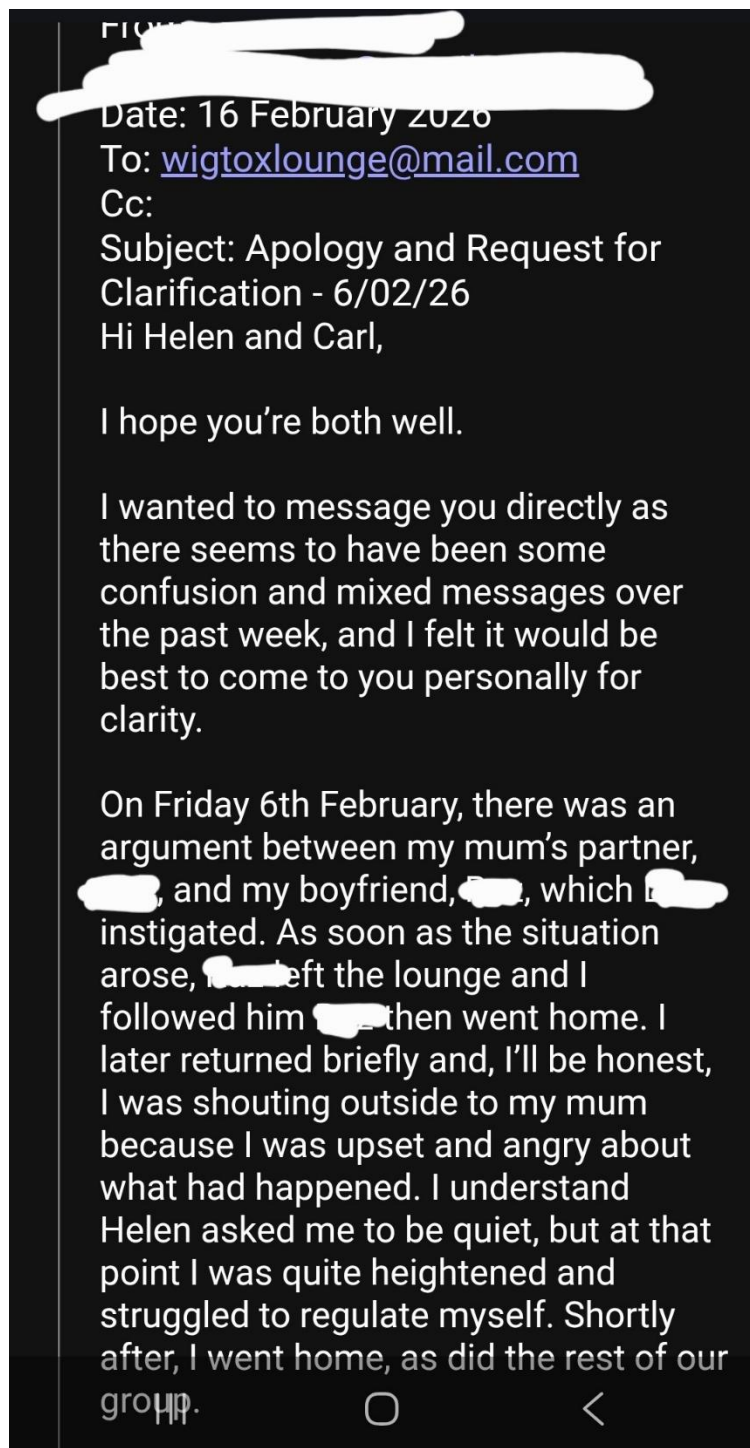
Kind regards,

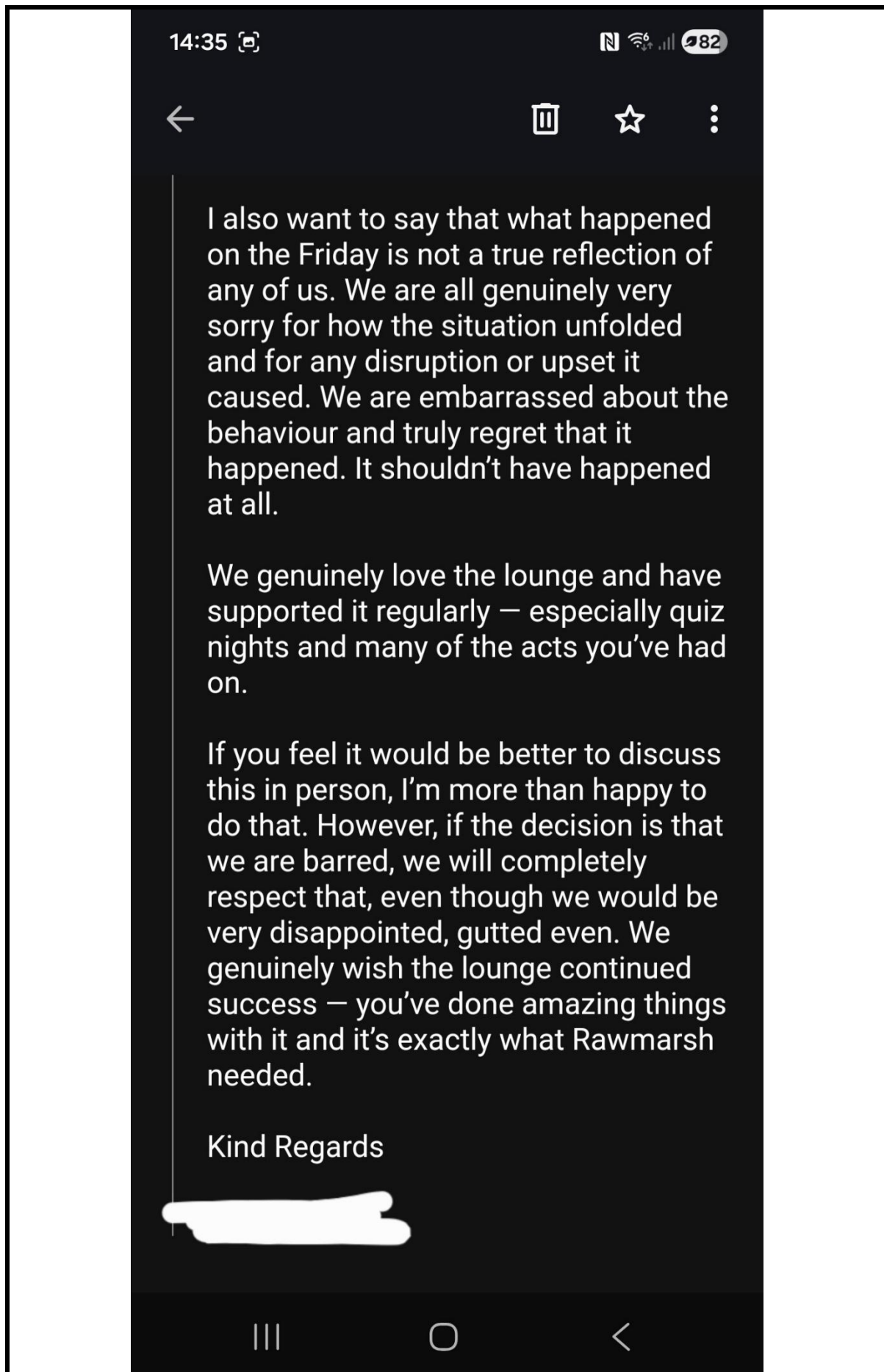
Carl

Appendix 11

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 18 February 2026 14:48
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Photo

In relation to my previous email regarding the incident on 06.02.26 please see attached a photo of the email sent in. I have blurred out any personal details to ensure GDPR compliance. We



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Appendix 11

Supporting Information – Documentation 5

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 18 February 2026 14:58
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Incident Log Entry – 13/02/26 (Supporting Evidence for Application)

Dear Diane,

We wish to provide clarification regarding the incident logged on 13th February 2026 at 21:42, which we are submitting as supporting evidence in relation to our current application.

The incident involved two vehicles parked outside the premises playing very loud music. The individuals were not customers of the venue and had no connection whatsoever to The Lounge or any patrons inside at the time.

Although the disturbance was unrelated to our business operations, we made the decision to formally log the incident in our incident book. As the vehicles were parked close to our premises, we were conscious that the noise could potentially be attributed to us. For that reason, we felt it was important to document the situation clearly and transparently.

We took the following steps:

- Made a video recording to evidence the volume of the music and voices.
- Confirmed the individuals were not associated with the venue.
- Logged the matter in our incident book for full transparency.

We are including this as supporting evidence because it demonstrates our proactive and responsible management approach. Even where disturbances are not caused by our customers or our venue, we actively monitor the surrounding area and take reasonable steps to prevent public nuisance.

This incident highlights our commitment to responsible management and to protecting the licensing objectives, particularly the prevention of public nuisance.

Please let us know if you require the video evidence or any further information.

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 18 February 2026 19:20
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: 13.2.26

In relation to our incident log for 13.2.26 please find attached a video which would like to use as evidence to support.

The video shows the cars in question and how loud the music/shouting is.



VID-20260218-WA0
007.mp4

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Supporting Information – Documentation 6

From: Claire Marshall <clairewigtox@mail.com>

Sent: 18 February 2026 17:56

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

Subject: Full_Planning_Statement_Final_With_Licensing_Conflict.docx

Please find attached a document that we would like to submit as additional information in support of our application.

Thanks

Claire

Planning Statement – Variation of Conditions

1. Morning Opening Restriction (Before 10:00am)

The premises operates primarily as a community café and hospitality venue, rather than solely as a late-night or alcohol-led use. Restricting opening until 10:00am results in the loss of approximately two hours of early-morning trade, which would otherwise serve parents and carers following school drop-off, local residents passing through the area, and customers purchasing takeaway food and drinks.

Early-morning trading at the premises would be quiet, low-intensity, and short-stay in nature. It would not involve alcohol-led activity, amplified music, or external congregation. The nature of the use during this period is comparable to other cafés and local shops operating during standard daytime hours.

Although the premises is located on the same street as a school, opening prior to 10:00am would not result in increased traffic, disturbance, or safeguarding concerns. Vehicle movements on the street already peak during school drop-off times regardless of the premises' operation. Customers during this early-morning period are typically pedestrians or brief stop-and-go visitors, and the use would not materially alter existing traffic patterns or highway conditions.

2. Consistency with School Pick-Up Period (3:00pm Trading)

The inconsistency of the restriction is highlighted by the fact that the premises is permitted to operate during the school pick-up period at approximately 3:00pm, which generally experiences greater levels of pedestrian and vehicular activity than early-morning hours. If safeguarding, traffic, or disturbance concerns were determinative, they would apply more acutely during afternoon dismissal.

The acceptability of trading at this time demonstrates that the use of the premises is compatible with school-related activity and daytime movements along the street. In this context, it is difficult to identify a rational planning basis for prohibiting quieter early-morning café use.

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3. Delivery Restrictions Before 10:00am

The planning condition restricting deliveries to the premises before 10:00am is difficult to justify when considered in its wider context. The nearby school and other surrounding premises routinely receive early-morning deliveries, including food supplies and service vehicles, without giving rise to unacceptable impacts on residential amenity, highway safety, or pedestrian movement.

As a community café and coffee shop, the premises relies on fresh daily produce, including milk, bread, and other perishable goods, which are typically supplied during early-morning delivery windows. Restricting deliveries until after 10:00am directly affects the ability of the premises to operate effectively and provide a consistent service during morning trading hours.

Deliveries associated with the premises would be limited in number, short in duration, and low-impact, typically involving small service vehicles undertaking brief stop-and-go visits. Such activity would not materially affect traffic conditions, noise levels, or pedestrian safety and would occur during periods when vehicle movements on the street already take place. In these circumstances, there is no clear or rational planning distinction that justifies prohibiting comparable early-morning servicing activity at the premises.

4. Evening Closing Time Restriction (11:00pm)

The planning condition requiring the premises to close at 11:00pm conflicts with the later hours permitted under the premises licence and would have a significant and detrimental impact on the viability of the business. An enforced 11:00pm closure would materially curtail evening trade, particularly at weekends when customer demand is highest, resulting in substantial financial loss and undermining the long-term sustainability of the premises as a community-focused hospitality venue.

The restriction also fails to reflect how customer behaviour and dispersal operate in practice. A fixed closing time at 11:00pm would result in all patrons leaving the premises simultaneously, creating a concentrated period of activity outside the venue. This is likely to give rise to increased noise, raised voices, vehicle movements, taxi arrivals, and short-term congregation.

Allowing the premises to operate in accordance with its licensed hours would enable gradual and staggered dispersal, with customers leaving at different times over a longer period. From an amenity management perspective, phased dispersal is a more effective and proportionate means of minimising disturbance than a single enforced closing point.

5. Conflict Between Existing Premises Licence and Imposed Planning Conditions

The premises benefits from an existing and lawfully granted premises licence which permits later opening hours than those imposed through the planning conditions. No application has been made to vary the licensed activities or licensed hours, and there has been no material change in the nature or intensity of the use of the premises.

Despite this, the planning conditions introduce more restrictive opening and closing times that directly conflict with the established premises licence. This creates an unreasonable and unnecessary inconsistency between the planning and licensing regimes, placing the operator in an untenable position where compliance with one regulatory framework results in conflict with another.

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Planning and licensing are separate statutory systems, each with distinct purposes. While planning conditions may be imposed where necessary to mitigate identified planning harm, they should not duplicate, undermine, or arbitrarily restrict matters already regulated through the licensing regime. In this case, the more restrictive hours imposed through planning are not supported by evidence of planning harm, such as substantiated noise complaints, a history of enforcement action, or environmental health concerns.

The restriction of operating hours through planning conditions, particularly where no variation has been sought by the applicant, fails to satisfy the tests of necessity, proportionality, and reasonableness set out in national planning guidance. The conditions are not directly related to any specific development impact and are disproportionate when considered against the lawful operation already permitted under the premises licence. Furthermore, the earlier closure required by planning may be counterproductive to residential amenity. Requiring all patrons to leave at the same earlier time increases the likelihood of concentrated dispersal, resulting in peaks of noise and activity. Operation in line with licensed hours enables staggered and managed dispersal, which better protects the surrounding area.

6. Planning History and Former Late-Night Use

The planning history of the site is a material consideration. The premises previously operated as a nightclub and traded until approximately 12:30am at weekends. While this does not create an automatic precedent or entitlement, it demonstrates that the site has historically accommodated later-night use without unacceptable harm.

This established pattern of activity forms a realistic fallback position and evidences that later operating hours are not alien to the location or its planning context.

7. Government Policy Context – Support for Hospitality and Outdoor Trading

National planning and licensing policy increasingly recognises the financial pressures facing pubs, cafés, and hospitality venues. The Government has publicly acknowledged these challenges and is actively reviewing planning and licensing controls to reduce unnecessary restrictions and support the hospitality industry.

This policy direction includes encouraging a more facilitative and proportionate approach to outdoor seating and extended operating hours where impacts can be appropriately managed. While these reforms do not yet create an automatic entitlement, they demonstrate a clear national direction towards supporting hospitality viability.

8. Overall Conclusion

Taken together, the restrictions relating to morning opening, deliveries, evening closing time, and outdoor trading do not reflect the actual nature or impact of the use and do not serve a clear planning purpose. In some respects, they are counterproductive.

Early-morning operation, a later managed closing time, and appropriately controlled outdoor use would not give rise to harm in terms of noise, traffic, residential amenity, or safeguarding. In these circumstances, the current conditions are unnecessary and unjustified, and a more flexible approach would be reasonable and appropriate.

Appendix 11

Supporting Information – Documentation 7

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 19 February 2026 14:48
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Submission of Supporting Documents – Current Licensing Application

Dear Diane,

Please find attached the enclosed statements for inclusion as supporting documentation in relation to our current licensing application for The Lounge, 33 South Street, Rawmarsh. These documents are submitted to provide clarity regarding the ongoing planning position, including the Section 73 application submitted following the joint meeting held at our venue with Planning, Licensing and Police representatives.

We consider it important to demonstrate that:

- We did not seek to amend our trading hours through planning;**
- The Section 73 application was submitted following officer advice to resolve the discrepancy that has arisen;**
- We have acted proactively and cooperatively to regularise the planning position;**
- Police Licensing indicated no objection in principle to earlier serving hours at the meeting.**

We are also submitting a statement concerning officer involvement, as we believe it is relevant to ensuring transparency and procedural fairness. This is provided to ensure the Licensing Authority has full context.

We respectfully request that the Licensing Authority determine our application independently and on its own merits, in accordance with the licensing objectives, and that ongoing planning matters do not prejudice the fair consideration of this application.

We remain committed to working constructively with all relevant authorities and operating responsibly within the community.

Appendix 11



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

**Planning Statement
For
Variation of Condition Application**

Prepared by: WH
Client: Mr Carl Clayton – Wigtox Lounge
Date: February 2026 (Issue Number 2)
Submission to: Rotherham MBC

Appendix 11

Project:

Variation of Condition application for the purposes of altering condition 02, 04, 05, 06 and 07 of existing approval (Reference RB2025/0598).

Location:

Wigtox Lounge – 33 South St, Rawmarsh, Rotherham, S62 5RF

1.0 Planning Statement

The following planning statement is structured to take into account alterations proposed to planning conditions of Planning Approval Ref RB2025/0598.

The local neighborhood has responded very positively to this scheme during the course of the previous planning consent and during its early months of being open and over 100 letters of support have been received by the licensing board from neighbours to this scheme in the recent licensing application.

1.1 PLANNING CONDITION 02

1.1.1 We note at this point that various mistakes were made by the previous planning agent during the course of drafting these details. We have altered the proposed drawing Revision F in the following ways on the altered Revision G drawing.

1.1.2 Function Room – FFL – The existing room at first floor level to the northern part of the building (rear offshot at first floor level) was not noted on the existing layout and was noted as “Storage for Existing Club Only” on the proposed drawing.

My client did not intend for the use of this room to change and did not pick up the mistake during the course of the application. As existing, it was a Function Room (containing pool tables/ bar/toilets) and the use will carry over to the proposed building unchanged. The drawing has been altered to take this into account. The remains of the bar and the attached wash area is evident on site (although in a very poor state of repair given the damage to the roof allowing water ingress) and the adjacent toilet areas are also in place (although similarly damaged by water ingress). This area should never have been altered by the previous agent.

We have re-located the existing bar area (which was in the southern part of the room) to the northern corner of the room.

Additional window to be added to the function Room. I have also made a correction to the elevation as the building was shown too long.

1.1.3 Parking to front elevation – I have altered the wording on the drawing which originally noted the remove car parking space on Revision F as “Omit parking space” and altered it to “Ped Access to Bedsits”, to help clarify that this is a pedestrian access. I proposed that this space is properly marked out to avoid doubt. A condition to that effect will be agreed upon if required.

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- 1.1.4 Mezzanine “airlock” added to first floor balcony in accordance with recent discussions with Environmental Health in a recent licensing meeting (including enforcement) on site. This provides a space that will prevent music from within the social club “leaking” outside in the case of the door opening, helping to reduce noise disturbance to adjacent occupiers.
- 1.1.5 Outside drinking area added to the ground floor entrance. The frontage was used for outside drinking historically, so I see no reason why it was reasonably requested for removal in the original application when it provides the only outside area accessible by disabled people and the elderly (now the rear yard is no longer able to provide this function). The previous owners and operators, can corroborate the extent of the drinking area to the external areas which has been in use for many decades. I have asked my client to approach them to provide a statements in this regard. I will submit those when they are obtained.
- 1.1.6 Balcony area extended at first floor area to match the licensing application and the recent meeting on site with the licensing board. The licensing act of 2003 regulates behaviours and noise associated with drinking establishments and the Planning Inspectorate has been critical of Planning Authorities in past appeals where duplication of those licensing controls (or where more excessive planning conditions have been applied) have not demonstrated additional land/use harm, over and above that assessed during the license application, to justify additional restrictions. I cannot see this demonstration of additional harm, over and above that assessed by licensing, noted in the previous approval or its ancillary documents.
- 1.1.7 The remaining parts of the drawing are all as per Revision F.
- 1.1.8 The condition is now to read exactly as per the existing condition but noting the new planning drawing reference of “2416-002 – Rev G – Altered by JBA”, the “2013 premises license”, the “Planning statement” and the “Noise Control” document.
- 1.2 PLANNING CONDITION 04**
- 1.2.1 The original planning condition reads “The social club use hereby permitted shall only be open to customers or for deliveries between the hours of 10:00 to 23:00 Mondays to Sundays.”
- 1.2.2 The original agent for this application noted that opening hours were to remain as per existing (no change) on the application form.
- 1.2.3 It is noted in the Officer Report that the previous use did not have restrictions on opening hours overseen by Planning but it did have a license for opening hours of 12:00 to 00:00 (Sunday to Thursday) and 12:00 to 00:30 the next morning (Friday and Saturday). This is a long standing use of the building, and by way of proof, I attach the premises license obtained in 2013.
- 1.2.4 As you can see from the license, this is dated “from 19/02/2013 to indefinite”, so the alteration to the opening times during the planning application (without my clients knowledge or consent) by Planning has raised an unnecessary conflict with the lawful license in effect prior to this decision being issued. Not only do the alterations curtail the profitability of the property, putting its long term future at risk, it also increases the likelihood of a managed dispersal of patrons from the premises being more impactful on neighbours (given the proposed longer opening hours, a portion of the patrons will

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disperse prior to closing, as noted by planning this is likely to be a much larger dispersal if times remain as per the planning permission).

- 1.2.5 As proposed, my client was discussions with the licensing board to keep the Sunday to Thursday closing time at 23:30 and increase to 01:30am the next morning on Friday and Saturday, which the licensing board have fully supported. The board requires protections to noise disturbance as outlined above (and added on the drawing), as detailed in the “noise control” document and as noted in item 1.1.4 which will offset any additional harm.
- 1.2.6 I also propose that we note the opening hours for the remaining uses on the site, café/sun bed pods etc in this condition, as they are not noted specifically. My client wishes to open the building to all other uses excluding the social club (alcohol sales) from 08:00 every day, these uses will very likely stop well before the social club closing, but I have retained the social club closing in these cases. If you wish to have these uses have a definite closing time, I can discuss that with my client. Similarly if you wished to have deliveries limited to 11:00pm for the social club, then I can also discuss that with my client.
- 1.2.7 Given the information in this document, in my opinion, changing the opening hours from agreed and historical licensed opening hours in the original application, does not meet the reasonable and proportional tests.
- 1.2.8 The new condition is to read “The social club use hereby permitted shall only be open to customers or for deliveries between the hours of 10:00 to 23:30 Mondays to Thursdays (and bank holidays) and 10:00 to 01:30 the next morning Fridays and Saturdays – the remaining uses shall be open to customers from 08:00 every day, closing in line with the social club”.

1.3 PLANNING CONDITION 05

- 1.3.1 My client requires deliveries for the café use in particular to be allowed from 08:00am (deliveries for the social club are contained in condition 04). This allows my client to accept deliveries from the same company that delivers food to the adjacent school (at the moment this condition does not allow this even though the school is adjacent, the delivery driver would either have to contravene planning conditions or come back later, which is seen as unreasonable).
- 1.3.2 This condition should now read “There shall be no deliveries/refuse collection to the premises for the purposes of the café outside the hours of 08.00 until 20:00 Mondays to Sundays.”

1.4 PLANNING CONDITION 06

- 1.4.1 In a recent meeting with the planning board, its consultees and enforcement on site, an agreement was reached on increasing the outdoor seating areas as noted on the attached drawing, the ability to use the area for drinking and extending the “in-use” hours in line with its original use (which will be confirmed by owner/operator statements as noted in 1.1.5).

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- 1.4.2 To offset any harm with this increased opening time, please see attached document “noise control”, which is a system that will be in place (part of it is in place now) and was agreed in the above meeting. This automatic detection system would cover all outdoor use areas to allow noise to be controlled quickly if it exceeds an agreed level, offsetting any additional harm.
- 1.4.3 In accordance with that meeting, the condition should now read “The outdoor seating area to the rear of the building at first floor as shown on drawing 002 G shall only be used by customers between the hours of 09:00 and 23:00”.
- 1.5 PLANNING CONDITION 07**
- 1.5.1 In a recent meeting with the planning board, consultees and enforcement on site, an agreement was reached on locations for outside drinking which are reflected in the revised layout. As noted on the previous application and in item 1.1.5, historically the frontage, the rear yard and the terrace had been used for outside drinking, and the noise control as noted in 1.4.2 above, would mitigate against any additional harm this revision to the drawing would have on neighbours.
- 1.5.2 I have seen no evidence on the file that notes why this condition (and the removal of the front drinking area during the course of the application) was deemed to be reasonable or proportionate, given the continuous use as an outside drinking area for many decades prior to this application (and beyond).
- 1.5.3 As noted in 1.1.5 above, we are in the process of obtaining statements from the previous owners/operators which will be able to confirm the extent of the outside drinking area when they were in charge of the building.
- 1.5.3 This condition is applied to be removed.

Appendix 11

Supporting Information – Documentation 8

Statement Regarding Opening Hours, Officer Meeting and Section 73 Application

Premises: The Lounge (formerly Ryecroft Club)

Address: 85 South Street, Rawmarsh

Date: [Insert Date]

Prepared by: [Insert Name]

1. Background

Upon reopening and operating the above premises, it became apparent that Planning were asserting opening hours which differed from those historically exercised at the venue.

We confirm that:

- We did not submit any planning application seeking to amend or reduce the permitted opening hours.
- We did not request any variation of a condition relating to trading hours.
- We did not consent to any restriction beyond what had historically applied to the premises.

The venue has historically operated with later hours, including during its former use as Ryecroft Club.

2. Restriction of Hours

Despite no application being made by us to amend the hours, a position was advanced by Planning that the premises were restricted to reduced operating times.

No Section 73 application had been submitted by us at that stage.

No fresh planning permission was sought by us varying the hours.

We therefore maintain that the reduction in permitted hours did not arise as a result of any application made by the current operator.

Planning conditions may only be amended or varied through a lawful statutory mechanism, including a Section 73 application, the granting of a new planning permission, a formal enforcement notice, or a decision of the Planning Inspectorate on appeal.

No such statutory mechanism was initiated by us prior to the restriction of hours being asserted. No decision notice has been provided to us evidencing a lawful amendment to the hours of operation.

We are therefore unaware of any lawful planning basis upon which the recognised operating hours were altered or restricted without a formal application or determination.

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3. Meeting With Planning, Licensing and Police

A formal meeting was held at our venue with representatives from Planning and Licensing to discuss:

- The discrepancy between historically operated hours and the hours now being asserted;
- The future operation of the premises;
- Proposed plans for the venue, including use of the rooftop terrace.

At that meeting, it was agreed that:

- We would submit a Section 73 application to Planning to vary the relevant condition relating to hours of operation.
- We would submit an application to the Licensing Authority in respect of earlier serving hours and the proposed use of the rooftop terrace.

During the meeting, Jo Belton from Police Licensing confirmed that she would have no issue with earlier serving hours from a licensing perspective.

The submission of the Section 73 application has therefore been made following officer advice and agreement reached at that meeting. This step was taken constructively to resolve the discrepancy and regularise the position.

4. Current Position

We have now formally submitted:

- A Section 73 application to Planning; and
- A corresponding application to Licensing.

These applications are made:

- To provide clarity and certainty;
- To align planning conditions with the intended and historically exercised use of the premises;
- Without prejudice to our position regarding the established trading history of the site.

The submission of these applications does not constitute acceptance that the historically exercised hours were unlawful, but represents a proactive and cooperative approach following officer advice.

5. Historical Context

The premises have long operated as a licensed venue within the community. The historic operation of the site, including during its time as Ryecroft Club, included later trading hours than those currently being asserted.

The historical character and operation of the premises are material planning considerations and should be afforded appropriate weight in determining the Section 73 application.

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6. Conclusion

We maintain that:

- We did not apply to reduce or alter our opening hours.
- The restriction now asserted did not arise from any application submitted by us.
- A meeting was held at the venue with Planning, Licensing and Police to discuss the discrepancy and proposed plans.
- It was agreed at that meeting that we would submit a Section 73 application and a corresponding Licensing application.
- Police Licensing confirmed no objection in principle to earlier serving hours.
- The applications have been submitted as a constructive step to resolve the position formally.

We remain committed to operating responsibly and working collaboratively with the relevant authorities to reach a lawful and proportionate resolution.

Appendix 11

Supporting Information – Documentation 9



This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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Local Planning Authority details:

Development Management
Planning, Regeneration & Cultural Services
Riverside House
Main Street
Rotherham S60 1AE
Tel: (01709) 823838
Email: development.management@rotherham.gov.uk
www.rotherham.gov.uk

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Fee	Receipt	Date



Environment &
Development Services

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1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Appendix 11

<p>3. Site Address Details Please provide the full postal address of the application site.</p> <p>Unit: <input type="text"/> House number: <input type="text" value="33"/> House suffix: <input type="text"/></p> <p>House name: <input type="text"/></p> <p>Address 1: <input type="text" value="SOUTH STREET"/></p> <p>Address 2: <input type="text" value="RAWMARSH"/></p> <p>Address 3: <input type="text"/></p> <p>Town: <input type="text" value="ROTHERHAM"/></p> <p>County: <input type="text" value="SOUTH YORKSHIRE"/></p> <p>Postcode (optional): <input type="text" value="S62 5RF"/></p> <p>Description of location or a grid reference. (must be completed if postcode is not known):</p> <p>Easting: <input type="text" value="444288"/> Northing: <input type="text" value="396905"/></p> <p>Description: <input type="text"/></p>	<p>4. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible: <input type="checkbox"/></p> <p>Officer name: <input type="text"/></p> <p>Reference: <input type="text"/></p> <p>Date (DD/MM/YYYY): <input type="text"/></p> <p>(must be pre-application submission)</p> <p>Details of pre-application advice received? <input type="text"/></p>
---	---

5. Description Of Your Proposal
Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

USE OF BUILDING FOR A SOCIAL CLUB, INCLUDING DRINKING ESTABLISHMENT AND CAFE, BEAUTY TREATMENT ROOMS & SUN BED PODS (SUI GENERIS) AND 2 SELF CONTAINED FLATS & 2 BED SITS (USE CLASS C3) AND EXTERNAL ALTERATIONS INCL. REPLACEMENT OF EXISTING STAIRCASE AND 1.8M HIGH SCREEN TO OUTDOOR SEATING AREA AT FFL TO REAR OF 33 SOUTH STREET.

Reference number: Date of decision (DD/MM/YYYY): (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1. <input type="text" value="02 - PROPOSED PLANS"/>	6. <input type="text"/>
2. <input type="text" value="04 - OPENING HOURS"/>	7. <input type="text"/>
3. <input type="text" value="05 - DELIVERIES"/>	8. <input type="text"/>
4. <input type="text" value="06 - OUTDOOR SEATING"/>	9. <input type="text"/>
5. <input type="text" value="07 - CONSUMPTION OF ALCOHOL"/>	10. <input type="text"/>

Has the development already started? Yes No
If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? Yes No
If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal
Please state why you wish the condition(s) to be removed or changed:

PLEASE SEE ATTACHED STATEMENT.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

AS ATTACHED

Appendix 11

7. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.


* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



17.02.2026

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
	NA	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Appendix 11

7. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
 ** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served
NA		

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
 ** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

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8. Planning Application Requirements - Checklist


Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- The original and 3 copies* of a completed and dated application form: The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):
- The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:
- The correct fee:

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: Or signed - Agent:  Date (DD/MM/YYYY): (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text" value="01709"/>	<input type="text" value="364911"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

Appendix 11

Supporting Information – Documentation 10

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 19 February 2026 15:14
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Evidence in support of our application

Dear Diane,

Please find attached our statement regarding the recent leaflet circulation and the subsequent community response.

We wish to submit this as additional evidence in support of our current variation application. We believe it is relevant context for the Sub-Committee, particularly in demonstrating the level of community support for the venue and the proactive steps we have taken since the leaflet was distributed, including the appointment of a permanent door supervisor to monitor both behaviour and noise levels.

We respectfully request that this statement is included within the papers for consideration as part of our application.

Kind regards

Claire

Community Response to Leaflet Circulated – Variation Application

Dear Licensing Team,

We write in relation to the leaflet recently circulated to local residents concerning our variation application for Wigtox Lounge, 33 South Street.

It has come to our attention that this leaflet was delivered widely within the surrounding area. Based on the information available to us, we understand that it was distributed to approximately 1,000 households and was clearly intended to encourage residents to submit objections to our application.

However, the outcome has been quite the opposite.

Despite the leaflet promoting negative objections, the response from the wider community has been overwhelmingly supportive of our venue and our application. The substantial number of emails of support the licensing department have received are followed directly after the leaflet distribution.

To date:

- We have received a very low amount of negative representations to date and we believe these are due to the false statements advertised on the leaflet.
- We have received well in excess of 100 emails in support of our application.

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We respectfully submit that this level of positive engagement is highly significant. The volume of support substantially outweighs the objections and demonstrates that the majority of residents value the venue, support its management, and recognise the positive contribution it makes to the area.

Importantly, rather than responding defensively to the leaflet, we have responded constructively.

Since the leaflet was circulated, we have appointed a door supervisor on a permanent basis. The door supervisor will be employed every Friday and Saturday evening. Their role is not limited to preventing disorder; it includes proactive monitoring of customer behaviour, supervision of the front patio area, and monitoring and managing noise levels to ensure that the venue operates responsibly and in consideration of neighbouring residents.

This demonstrates our ongoing commitment to the licensing objectives, particularly the prevention of public nuisance and the prevention of crime and disorder.

While the leaflet presents a strongly worded and one-sided narrative, the broader community response and the proactive steps we have taken show that the premises is managed responsibly and continues to evolve positively.

We respectfully ask that the Licensing Sub-Committee consider the proportionality of the objections against the significant level of community support and the enhanced management measures now in place

Our intention remains to operate responsibly, support the local area, and work constructively with residents and the Council.

Should the Sub-Committee require copies of the supporting representations for the record, we would be pleased to provide them.

Kind regards,

Carl Clayton

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Supporting Information – Documentation 11

From: Carl Clayton <wigtoxlounge@mail.com>
Sent: 19 February 2026 16:13
To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>
Subject: Evidence in support of our application

Good afternoon Diane,

Please find attached another document that we would like to submit as evidence in support of our application.

Kind regards
Claire

Statement Regarding Isolated Incidents – Licensing Submission

The Lounge – 33 South Street, Rawmarsh

We respectfully wish to address concerns raised in relation to a small number of isolated incidents connected to our premises. One incident in particular, dated 06.02.26, has been openly referenced by us within our supporting evidence. We have deliberately included this information to demonstrate transparency, accountability, and responsible management.

We have provided full disclosure in relation to this matter and have evidenced that it was properly recorded in our incident log, addressed immediately by staff, and subsequently reviewed by management in accordance with our established procedures.

Following the incident:

- The matter was formally logged in line with our incident recording procedures
- Staff intervened promptly and proportionately at the time
- A refresher briefing was delivered to reinforce staff responsibilities and expectations
- The individuals involved were barred from the premises
- Those individuals have since contacted us to apologise for their behaviour

This demonstrates not a failure of management, but that our systems operated exactly as intended — issues were identified, controlled, recorded, and preventative action was taken to minimise any risk of recurrence.

Licensed premises are environments where members of the public gather. While isolated incidents can occur in venues of this nature, the appropriate consideration for the Licensing Sub-Committee is whether the premises is responsibly managed and whether the licensing objectives are being effectively promoted.

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We do not believe that these isolated incidents should be held against us. Such incidents can arise in venues like ours despite best efforts. Whilst we cannot guarantee that an incident will never occur, we can confidently guarantee that our management systems, staff training, and operational procedures are robust and capable of handling situations efficiently, proportionately, and in full accordance with our legal responsibilities.

It is also important to recognise the longstanding history of the premises. The venue has operated as a public house for many years and has historically traded during later hours. Residents living on the street are aware that the property has always been a licensed venue. Equally, any new purchaser of property on the street would reasonably be aware, prior to purchase, that the premises is a public house operating under a premises licence.

That said, we remain committed to being community-focused and to maintaining positive relationships with neighbouring residents. We actively seek to operate as a good neighbour, balancing the lawful operation of a licensed venue with our responsibilities to prevent nuisance and promote the licensing objectives.

In this case:

- There is no evidence of a pattern of disorder
- There is no recurrence of similar behaviour
- There is no failure of management systems
- There is clear evidence of proactive intervention and preventative action

We respectfully submit that it would be disproportionate to attribute significant weight to a small number of isolated incidents when viewed against the substantial number of trading hours, customer footfall, the historic nature of the premises, and the overall compliant operating history.

Rather than indicating concern, the incident dated 06.02.26 evidences that our management structure is effective, our staff are trained and responsive, and appropriate measures are implemented immediately when required.

We remain fully committed to promoting the licensing objectives, particularly:

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

The Lounge continues to operate as a structured, responsible, and community-focused venue, and we remain committed to working constructively with all responsible authorities.

Appendix 11

Supporting Information – Documentation 12

From: Carl Clayton <wigtoxlounge@mail.com>

Sent: 19 February 2026 16:27

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

Subject: Evidence in support of our application

Good afternoon,

Please find attached a document we would also like to add as evidence in support of our application.

Kind regards

Claire

Formal Statement Regarding Ongoing Residential Disturbance

To Whom It May Concern,

We wish to formally raise awareness of ongoing disturbance originating from a residential property located on the same street as our venue.

Over a period of time, there have been repeated occasions where:

- Loud music has been played late into the evening from the residential property
- Multiple vehicles have been arriving and leaving at regular intervals
- Vehicles have been observed driving at excessive speed up and down the street
- General noise disturbance has occurred unrelated to our trading activities

These occurrences have taken place independently of our venue operations and, in some instances, on evenings when our premises was either closed or operating without entertainment.

We would also like to clarify that the incident already submitted as supporting evidence dated 13.02.26, relating to loud music emanating from vehicles parked in close proximity to our venue, was directly connected to activity associated with gatherings at this residential property.

The disturbance on that date was not caused by our venue, our customers, or our entertainment. We logged the incident responsibly as it created disruption on the street, and we wanted to ensure transparency and accurate record-keeping. However, we feel it is important to make clear that the source of that disturbance was external to our business operations.

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We are raising this matter because we are concerned that complaints relating to general street noise may incorrectly be attributed to our venue, when in fact the source may be unrelated residential activity.

As responsible operators, we:

- Operate under a formal Noise Management Plan
- Monitor customer arrival and dispersal
- Employ SIA-licensed door supervision on peak evenings
- Log and document incidents appropriately
- Proactively manage external areas during trading hours

We take our responsibilities to local residents extremely seriously and have invested significant time, cost and operational measures to ensure our venue is managed in a controlled, respectful and neighbour-conscious manner.

We respectfully request that, when reviewing any complaints, full consideration is given to other potential sources of disturbance within the street so that our venue is not unfairly associated with activity beyond our control.

This statement is submitted in good faith to assist in providing a balanced and accurate understanding of the wider context of the area.

Kind regards
Carl Clayton

Appendix 11

Supporting Information – Documentation 13

From: Carl Clayton <wigtoxlounge@mail.com>

Sent: 25 February 2026 10:08

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

Subject: Conduct of Certain Residents & Noise Recording Concerns

Dear Diane,

We are writing to formally make you aware of a matter that has recently come to our attention.

We have been informed that two residents from the street have been walking up to the immediate vicinity of our premises and recording audio and video footage of the venue from close proximity.

We feel it is important to raise this with you, as recordings taken directly outside or immediately adjacent to the building will naturally capture a different sound level to that experienced from within their own residential properties. We are concerned that such recordings, if submitted as evidence, may not accurately reflect the true impact of our operations from inside a dwelling and could therefore present a distorted impression of noise levels.

For clarity, we remain fully committed to operating responsibly and in line with our Noise Management Plan. We have recently strengthened our procedures further, including the appointment of a permanent door supervisor on Fridays and Saturdays, who also monitors the front patio area and general noise levels externally.

We also believe that the individuals involved may be the same persons responsible for the leaflet that was widely circulated within the area encouraging objections. In light of this, we are concerned that these actions form part of a continued pattern intended to generate complaints rather than reflect genuine nuisance.

We of course respect residents' rights to raise concerns; however, we feel it is appropriate that you are aware of the context surrounding any potential recordings that may be submitted.

We remain fully open to constructive dialogue and continue to welcome any opportunity to work positively with both the licensing authority and local residents.

We would also like to submit the above as evidence in support of application.

Kind regards,

Helen & Carl Clayton
Wigtox Lounge

Appendix 11

Supporting Information – Documentation 14

[REDACTED]

Sent: 20 February 2026 13:15
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
s62 5ry
Comment Type: Observation
Comment: Dear Planning Team,

I am writing to express my full support for the current application relating to Wigtox Lounge on South Street.

I am 83 years old and have spent a great deal of time in this venue over the years, both as it operates now and previously when it was known as the Rycroft Club. I am therefore speaking from first-hand experience of how the premises has historically operated.

Having known the building for so many years, I genuinely do not understand why there is a need to apply to reinstate elements that have always formed part of the venue's normal use.

The property has always offered outside seating to the front of the venue. I clearly remember fixed benches as well as tables and chairs that were put out during trading hours and brought back in daily. It was a normal and well-used social drinking area and simply part of how the venue operated for many years.

The rooftop terrace has also been part of the premises for as long as I can remember. It was regularly used when the club was open and was never considered unusual within the area.

In addition, the function room has always been used. I personally remember many family parties, celebrations and community events being held there over the years. It has long been a space where local people came together for birthdays, wedding receptions and other gatherings.

Importantly, the venue has historically traded to later hours than it currently does. As a long-standing public house/club, late trading was part of its normal operation and was well known within the street. Residents were always aware that it was a licensed premises operating into the evening.

From my experience, the venue today appears to be managed in a more structured and responsible way than in years gone by, with clearer oversight and organisation.

For these reasons, I fully support the application and hope it is considered in the context of the building's long-standing use and history within the community.

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Sent: 20 February 2026 13:41
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: BB2026/0238



62 6NL Comment Type: Support

Comment: To Whom It May Concern,

I am writing as the former landlord of the premises known as Ryecroft Club on South Street, Rawmarsh.

During my time managing the club, the external areas to the front and side of the building were routinely used by customers as drinking and seating spaces. The front elevation of the property had benches that were permanently secured to the wall, forming an established outdoor seating area that was regularly occupied by patrons.

There was also a memorial bench positioned at the front in remembrance of a well-known customer, which remained in place for a significant period and further reflected the recognised use of the area as part of the club's customer facilities.

To the left-hand side of the building, there was an additional designated seating section consisting of fixed tables and benches. This area accommodated approximately 20 people and was a well-used extension of the premises, particularly during busier periods and in warmer months.

At various times, we also placed additional loose tables and chairs at the front of the premises to increase capacity. However, these were brought inside at the end of trading each day due to ongoing issues with unfixed furniture being removed or stolen.

I can confirm from my direct involvement in the running of the premises that these external seating areas were an established and consistent feature throughout my tenure as landlord. To the best of my knowledge, this reflects the longstanding use of the property.

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[REDACTED]

Sent: 20 February 2026 14:01
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rotherham
S62 5QL

Comment Type: Support

Comment: I am writing to express my full and unwavering support for the current application relating to the premises on South Street, formerly known as Ryecroft Club and now operating as Wigtox Lounge.

I have known this venue for many years and feel compelled to comment because it is incredibly frustrating to see it being treated as though the proposals are something new or unusual. The premises has always traded later into the evening. Anyone familiar with the building, or indeed the history of the street, knows that this has long been an established late-trading public house and social club. This was never a daytime-only venue. It has consistently operated into the later hours, and this was well known within the community.

Equally, the use of outside seating is not a new concept. The front of the venue has always been used by customers as a seating and drinking area. There were fixed benches in place historically, as well as additional tables and chairs during busier periods. It was simply part of how the premises functioned. To now suggest that outside seating to the front is somehow a departure from the norm does not reflect the long-standing reality of the site.

In addition, the rooftop terrace was previously in use and formed part of the character of the venue. It was a feature that many customers enjoyed, and it operated as an extension of the premises for years. The idea that reinstating this space requires justification as though it has never existed before is both surprising and disappointing.

This building has been a licensed premises for decades. Residents — both long-standing and newer — are fully aware that this is, and always has been, a public house/social venue. Its trading hours and use of external areas are part of its established identity.

What is particularly important to recognise is that the current operators are clearly making improvements, investing in the property, and attempting to manage it in a structured and responsible way. Rather than creating new problems, they are revitalising a venue that has always been there and giving it new life.

It feels unreasonable to restrict or scrutinise elements of operation that have historically been accepted features of this premises for many years. The venue has always traded later, has always utilised outside seating to the front, and has always incorporated additional external space such as the terrace.

I strongly urge that proper weight be given to the longstanding history of this property and its established use when considering the application.

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[REDACTED]

Sent: 20 February 2026 14:10
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh, rotherham
s62 6ba

Comment Type: Support

Comment: I am writing to support the current application for the premises on South Street, previously known as Ryecroft Club and now Wigtox Lounge.

I'm around ten years younger than some of the long-standing members who have commented, but even in my lifetime this venue has always been a late-trading pub/social club. It has never been a quiet, early-closing premises. Anyone who has lived locally for a reasonable amount of time knows that it traditionally operated later into the evening.

I also find it frustrating that the outside seating is being treated as though it's something new. The front of the building has always had customers sitting out there with drinks. That's nothing unusual for this premise; it's how it has operated for years. The rooftop terrace was also part of the venue previously, and people used it without it being seen as controversial.

It just feels unfair to present these elements as if they are major changes, when in reality they reflect how the building has historically been used. This has been a licensed venue for decades, and its character has always included later hours and outside areas.

I believe the current operators are trying to improve and manage the venue responsibly, and I hope the history of the premises is properly taken into account when making a decision.

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[REDACTED]

Sent: 20 February 2026 14:14
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 5QL

Comment Type: Support

Comment: I just wanted to send a message to say I fully support the plans for the venue on South Street, formerly Ryecroft Club and now Wigtox Lounge.

As a younger person in the area, I honestly think the rooftop terrace will be amazing. It's something different for Rawmarsh and would give people a really nice space to socialise, especially in the summer. It feels modern and positive, and I think it would attract the right kind of crowd who just want somewhere nice to relax.

The place is already fab as it is. It's well run, staff are always on top of things, and it feels safe and organised compared to how it used to be years ago. You can see the effort that's gone into improving it, and it's brought a good vibe back to the area.

Adding the rooftop will only build on that and make it even better. I really hope it gets approved because it would be a great addition for the community and especially for younger adults who want somewhere local and decent to go.

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[REDACTED]

Sent: 20 February 2026 14:43
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh, Rotherham
S62 5NA

Comment Type: Support

Comment: I am writing to give my full support to the variation application submitted by Wigtox Lounge.

The Lounge has become a much-needed, family-friendly community venue. It is welcoming, well run, and has brought a positive atmosphere back to South Street. The staff are friendly and professional, and it is clear that real effort has been made to improve and properly manage the premises.

I would like to specifically address the outside seating and rooftop terrace. The use of the outside space at the front of the building is not something new or out of character. For as long as I can remember, customers have sat outside with drinks. It has always formed part of how the premises operated as a social club and licensed venue. Questioning the principle of outside seating now feels unnecessary when it has historically been an accepted and established feature of the property.

The same applies to the rooftop terrace. This space has previously been part of the venue, and the idea of reinstating and properly managing it should be seen as an improvement, not a concern. It is frustrating that this is being treated as though it is something unprecedented, when in reality it reflects the long-standing character of the building. A managed rooftop area provides a controlled and designated space, which in my opinion is far better than leaving such areas unused.

This building has always been a place for people to gather, socialise and enjoy themselves. The current operators are clearly investing in it and trying to do things the right way. I strongly believe that both the outside seating and the rooftop terrace are consistent with the history of the premises and should not be viewed as controversial.

For these reasons, I fully support the application and hope that proper consideration is given to the longstanding use and character of the venue.

Appendix 11

[REDACTED]

Sent: 20 February 2026 15:00
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]

S62 7AY

Comment Type: Support

Comment: I am writing to confirm that I fully support the application submitted by Wigtox Lounge.

The premises has historically offered outside seating to both the front and the rear of the property. For many years customers have been able to sit outside as part of the normal operation of the venue. Because of this, I genuinely see no reason why outside seating cannot continue to be offered, including the use of the rooftop terrace. These elements reflect how the building has traditionally operated as a social venue.

I also feel there should be consistency in how venues are viewed locally. For example, the Queens Pub has outside seating positioned close to both a school and residential streets, yet this operates without issue. It is therefore difficult to understand why Wigtox is facing challenges in being permitted to offer something similar that has historically formed part of its own premises.

Wigtox is already a fantastic place. It feels welcoming, well managed and has brought a really positive atmosphere back to the area. The proposed pool room plans also sound brilliant and will be a great addition for people of all ages. It will give the venue another activity-based space and further strengthen the community feel that is already developing.

Overall, I believe these additions will only enhance what is already a well-run and much-valued local venue. I hope the application is viewed positively and approved.

Appendix 11

[REDACTED]

Sent: 20 February 2026 15:02
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Comment Type: Support

Comment: I just wanted to send a message to say I fully support the application for Wigtox Lounge.

The venue has always had people sitting outside, both at the front and at the back. That's nothing new & it's how it's always been when it was Ryecroft and before. Because of that, I honestly don't understand why there's an issue with them offering outside seating again, including using the rooftop terrace. It's part of the building and part of its history as a social club.

When you look at other local pubs like the Queens, which has outside seating right near a school and houses, it makes it even harder to understand why Wigtox can't be allowed to do the same. It just doesn't seem consistent.

The place is already doing really well. It feels friendly, organised and much more positive than it has in years. You can see the effort that's gone into improving it. The plans for the pool room sound great as well & it'll give people of different ages something to do and make it even more of a proper community spot.

It's already building a good vibe locally, and these additions will only make it better. I really hope the application is approved.

Appendix 11

[REDACTED]

Sent: 20 February 2026 14:14
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 5QL

Comment Type: Support

Comment: I just wanted to send a message to say I fully support the plans for the venue on South Street, formerly Ryecroft Club and now Wigtox Lounge.

As a younger person in the area, I honestly think the rooftop terrace will be amazing. It's something different for Rawmarsh and would give people a really nice space to socialise, especially in the summer. It feels modern and positive, and I think it would attract the right kind of crowd who just want somewhere nice to relax.

The place is already fab as it is. It's well run, staff are always on top of things, and it feels safe and organised compared to how it used to be years ago. You can see the effort that's gone into improving it, and it's brought a good vibe back to the area.

Adding the rooftop will only build on that and make it even better. I really hope it gets approved because it would be a great addition for the community and especially for younger adults who want somewhere local and decent to go.

Appendix 11

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh, Rotherham

S62 5NA

Comment Type: Support

Comment: I am writing to give my full support to the variation application submitted by Wigtox Lounge.

The Lounge has become a much-needed, family-friendly community venue. It is welcoming, well run, and has brought a positive atmosphere back to South Street. The staff are friendly and professional, and it is clear that real effort has been made to improve and properly manage the premises.

I would like to specifically address the outside seating and rooftop terrace. The use of the outside space at the front of the building is not something new or out of character. For as long as I can remember, customers have sat outside with drinks. It has always formed part of how the premises operated as a social club and licensed venue. Questioning the principle of outside seating now feels unnecessary when it has historically been an accepted and established feature of the property.

The same applies to the rooftop terrace. This space has previously been part of the venue, and the idea of reinstating and properly managing it should be seen as an improvement, not a concern. It is frustrating that this is being treated as though it is something unprecedented, when in reality it reflects the long-standing character of the building. A managed rooftop area provides a controlled and designated space, which in my opinion is far better than leaving such areas unused.

This building has always been a place for people to gather, socialise and enjoy themselves. The current operators are clearly investing in it and trying to do things the right way. I strongly believe that both the outside seating and the rooftop terrace are consistent with the history of the premises and should not be viewed as controversial.

For these reasons, I fully support the application and hope that proper consideration is given to the longstanding use and character of the venue.

Appendix 11

[REDACTED]

Sent: 20 February 2026 15:00
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]

S62 7AY

Comment Type: Support

Comment: I am writing to confirm that I fully support the application submitted by Wigtox Lounge.

The premises has historically offered outside seating to both the front and the rear of the property. For many years customers have been able to sit outside as part of the normal operation of the venue. Because of this, I genuinely see no reason why outside seating cannot continue to be offered, including the use of the rooftop terrace. These elements reflect how the building has traditionally operated as a social venue.

I also feel there should be consistency in how venues are viewed locally. For example, the Queens Pub has outside seating positioned close to both a school and residential streets, yet this operates without issue. It is therefore difficult to understand why Wigtox is facing challenges in being permitted to offer something similar that has historically formed part of its own premises.

Wigtox is already a fantastic place. It feels welcoming, well managed and has brought a really positive atmosphere back to the area. The proposed pool room plans also sound brilliant and will be a great addition for people of all ages. It will give the venue another activity-based space and further strengthen the community feel that is already developing.

Overall, I believe these additions will only enhance what is already a well-run and much-valued local venue. I hope the application is viewed positively and approved.

Appendix 11

[Redacted]

Sent: 20 February 2026 15:02
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2026/0238

[Redacted]

Comment Type: Support

Comment: I just wanted to send a message to say I fully support the application for Wigtox Lounge.

The venue has always had people sitting outside, both at the front and at the back. That's nothing new; it's how it's always been when it was Rycroft and before. Because of that, I honestly don't understand why there's an issue with them offering outside seating again, including using the rooftop terrace. It's part of the building and part of its history as a social club.

When you look at other local pubs like the Queens, which has outside seating right near a school and houses, it makes it even harder to understand why Wigtox can't be allowed to do the same. It just doesn't seem consistent.

The place is already doing really well. It feels friendly, organised and much more positive than it has in years. You can see the effort that's gone into improving it. The plans for the pool room sound great as well; it'll give people of different ages something to do and make it even more of a proper community spot.

It's already building a good vibe locally, and these additions will only make it better. I really hope the application is approved.

Appendix 11

[REDACTED]

Sent: 21 February 2026 12:48
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED] s62 5rg Comment Type: Observation

Comment: I live on South Street and have done for many years. I was also a regular at the venue when it operated as Ryecroft Club, and I continue to visit now. Because of this, I can confidently say that the club does not create anywhere near the level of noise that it did in its previous years. The difference in management and atmosphere is clear.

As a resident on the street, it has honestly been fantastic to see the building revived. For a period of time it felt tired and dated, whereas now it has been brought back to life in a much more modern, community-focused way.

The premises has always offered seating to the front of the building. This is not something new. It was a normal and established part of how the venue operated historically. For that reason, I personally find it disappointing that the current owners are having to apply again for something that has always been there and formed part of the character of the venue for decades.

The function room was also always part of the premises. I remember countless parties, events and family functions being held there over the years. Likewise, the rooftop terrace has previously been used, including as a smoking area. Allowing people to enjoy dinner and a drink on the terrace during the warmer months would, in my view, be a positive and sensible use of that space. It enhances the venue rather than changing its fundamental use.

I can guarantee that the information I have provided is accurate, as I have lived on this street for many years and have been a regular at the venue both in its former days and as it operates now. From a resident's perspective, the current operation is significantly better managed and far more considerate than it used to be.

I fully support the application and hope my first-hand experience is taken into account.

Appendix 11

[Redacted]

Sent: 21 February 2026 12:53
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2026/0238

[Redacted]

Rotherham

S62 7AB

Comment Type: Support

Comment: I am a younger member of the local community. I do not live directly on South Street, but I live very close by and visit the venue regularly. I use the sunbeds and also attend the bar with friends and family. It has quickly become one of the main places locally where people my age can go in a safe and welcoming environment.

This is exactly what the area needed. There has not been much locally that offers a modern, well-managed space where different age groups can socialise. Wigtox Lounge has brought that back.

I am really excited about the plans for the pool room. That is definitely something I would attend regularly, and I know many of my friends would too. It gives people another reason to stay local rather than travelling elsewhere. I also know family members who would use the function room to book parties.

The venue is well run, the staff are friendly and it feels like a positive addition to the area. I think the new changes will only strengthen what is already a popular venue.

Appendix 11

[REDACTED]

Sent: 21 February 2026 12:55
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 7AB

Comment Type: Support

Comment: I just wanted to send a message to show my support for Wigtox Lounge and their current application.

I'm a local resident and I have a young daughter who absolutely loves coming here. It's so nice to finally have somewhere local that feels welcoming for families as well as adults. The thought of being able to book her birthday parties somewhere close to home, without having to travel out of the area, is honestly fab. It's exactly what we've been missing locally.

I also remember coming to this venue myself as a child with my mum. We used to sit outside on the benches at the front with a drink, especially in the nicer weather. Outside seating has always been part of this place for as long as I can remember. So the idea that I could now do the same with my own daughter feels really special and quite full circle.

It's lovely to see the building being used properly again and brought back to life. From what I've seen, it's well run and adds something positive to the area. I really hope the application is approved so families like mine can continue to enjoy it.

Thanks

Appendix 11

[REDACTED]

Sent: 21 February 2026 14:58
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh Rotherham
S62 6BA

Comment Type: Support

Comment: I am writing to show my support for Wigtox Lounge and the current application.

I was brought up visiting this club. Some of my earliest memories are of coming here with my parents and grandparents and sitting outside at the front with a drink, especially in the warmer months. It was just what people did. Families would gather, sit on the benches, chat and enjoy the atmosphere. It has always been part of the character of the venue.

Drinking at the front of the premises is not something new or recently introduced; it has been happening for decades. It was completely normal to see people sat outside socialising, and it never felt out of place because that is how the club had always operated.

Seeing the venue now being brought back to life is really positive. It means a lot to many of us who grew up around it. Allowing people to once again enjoy a drink outside at the front feels like a continuation of that history rather than a change.

For these reasons, I fully support the application and hope it is approved.

Appendix 11

[Redacted]

Sent: 21 February 2026 15:25
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2026/0238

[Redacted]

Rawmarsh

Rotherham

S62 5RD

Comment Type: Support

Comment: I am writing in support of the new application for the club.

I live directly across from the club's entrance and can honestly say that I do not experience any excessive noise or disruption coming from the premises. From my position opposite the entrance, I feel I am well placed to comment on this, and it has not been an issue for me.

I have visited the venue a couple of times for a coffee and have always found it to be a welcoming and positive addition to the area. I am more than happy to offer my support for their new application.

The only potential concern I would have relates to the summer months when windows are open, as naturally sound can travel more easily. However, I have spoken directly with the owner about this, and he explained that he intends to erect a porch at the front entrance. This will act as a sound buffer, allowing one door to close before the other opens, which will help to contain noise within the building. I really appreciate that he has taken this into consideration and is being proactive in addressing any possible concerns.

Overall, I believe the venue is being managed responsibly and with consideration for nearby residents, and I fully support the application.

Appendix 11

[REDACTED]

Sent: 21 February 2026 15:49
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

S62 6JP

Comment Type: Support

Comment: I am a local woman in my late 20s and I regularly visit the venue with friends. It has become one of our favourite places to go locally & it's friendly, well run, and has brought such a good vibe back to the area. Rawmarsh has needed somewhere like this for a long time, and it's so nice to see it busy and thriving.

I really think the venue would benefit from having outdoor seating and continued use of the function room. Me and my girls would absolutely love being able to sit outside with a drink in the sunshine during the warmer months. It would create a relaxed, social atmosphere and make the most of the space available.

From what I've seen, the place is very well managed now. The owners clearly care about running it properly and being respectful to the community, so I feel confident that any outdoor areas would be managed just as responsibly as the inside.

Overall, I believe this venue is a real asset to Rawmarsh and I fully support the application.

Thank you

Appendix 11

[REDACTED]

Sent: 21 February 2026 15:43
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

rawmarsh
s62 5nd

Comment Type: Support

Comment: I am writing to express my full support for the current application.

I am a local resident in my 30s and a regular visitor to the venue. I genuinely think it's a fantastic place & welcoming, well run, and exactly what the area has needed for a long time. Rawmarsh has been crying out for a venue like this, and it's great to finally see somewhere thriving and bringing people together in a positive way.

I strongly believe the addition of outdoor seating and the use of the function room will really benefit the venue. Outdoor seating would create a great social atmosphere, especially in the warmer months, and give customers more space to enjoy themselves responsibly.

I'm particularly pleased to hear about the plans for the function room, including the idea of bringing in a pool table. I enjoy a game of pool with friends, and being able to do that in a place I already enjoy coming to would be brilliant. It would add another dimension to the venue and encourage more people to use the space in a relaxed, social way.

From my experience, the venue is well managed and a real asset to the community. I fully support the application and hope it is approved so the venue can continue to grow and improve.

Appendix 11

Dear Sir/Madam,

I am writing this statement as the former landlord of Ryecroft Club.

During the time I managed the premises, the use of the front area for drinking was always part of the operation of the club. There was a fixed bench in place, along with additional removable tables and chairs which were put out during trading hours and taken back in at the end of each day. Customers regularly sat at the front with drinks, particularly in the warmer months. This was standard practice and well established over many years.

The rooftop terrace was also consistently used, primarily as a designated smoking area. It was an active and functional part of the premises. Likewise, the function room was always in use for parties, events and private functions. These spaces were not occasional additions — they formed part of how the venue operated on a regular basis.

For that reason, I find it very surprising that the current owners are having to apply for permission to use areas that have historically and consistently been used in this way.

Having seen what the venue is like now, I strongly support their application. From my own experience as a landlord of the premises, I can confidently say the current owners and staff are doing a fantastic job. The building looks better than it has in years, it is being managed responsibly, and it is thriving once again.

It is genuinely lovely to see the venue adding something positive back into the area. In my opinion, it is exactly what the community needed.

I hope this statement assists and that their application is approved.

Yours faithfully,

A solid black rectangular box redacting the signature of the former landlord.

Appendix 11

[REDACTED]

From: [REDACTED]
Sent: 24 February 2026 10:52
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]
Rawmarsh, Rotherham
S62 5RF
Comment Type: Support

Comment: [REDACTED] I wanted to confirm that I have no issues with the venue at all.

I have visited a few times myself and I honestly think it has been a lovely addition to the street. It has brought life back to the building in a really positive way and feels much better managed than in the past.

In fact, I visited very recently on a weekend evening and saw that they now have a door supervisor present. From what I observed, he was not only there for general supervision but was also monitoring the area outside, including keeping an eye on noise levels. As a neighbour, I find that extremely considerate. It shows they are thinking about residents and actively taking steps to manage things properly.

I was also quite shocked to read Neighbour Comment A, as from what I have personally witnessed this is far from the truth. My experience living close by has not reflected the concerns raised in that comment.

From my perspective as a nearby resident, I have no concerns and I fully support what they are doing.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 24 February 2026 11:03
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED] important at <https://aka.ms/LearnAboutSenderIdentification>]

Application Number: RB2026/0238

[REDACTED]
S62 5RF
Comment Type: Support

Comment: I live just a few doors down from the premises and wanted to submit my comments in support of the application.

As someone who lives very close, I feel it's important to say clearly that I have no concerns. I do not find that I hear loud music or excessive noise from the venue, and I have not experienced any disturbance from voices or activity coming from the premises. From my position on the street, it has not been an issue for me.

I have known the venue since it was Ryecroft Club and clearly remember the outdoor seating at the front being used for drinking. That was always part of how the club operated. Seeing people sat outside with a drink was completely normal and part of the character of the place.

As a very local resident, I have no objection whatsoever to this being reinstated. From what I have seen, the venue is being run responsibly and with consideration.

I hope my comments are taken into account.

Appendix 11

[REDACTED]

From: [REDACTED]
Sent: 24 February 2026 13:42
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED] important at <https://aka.ms/LearnAboutSenderIdentification>]

Application Number: RB2026/0238

[REDACTED]

Rotherham
S62 5RD
Comment Type: Observation
Comment: I am writing to express my support for the current application for Wigtox Lounge.

I clearly remember the outdoor seating when the premises operated as Rycroft Club. Sitting outside at the front with a drink was always part of the venue's identity and something many of us locals were used to seeing and enjoying.

To think that this is being brought back will only enhance the premises and strengthen the community feel, especially during the summer months. Having people able to sit outside again, along with use of the rooftop terrace, will create a lovely atmosphere and give people the chance to enjoy the venue in a relaxed and sociable way.

From my perspective, this is a positive step forward and something that will benefit the area rather than harm it.

[REDACTED]

Sent: 24 February 2026 14:36
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh, Rotherham
South Yorkshire
S625RD
Comment Type: Observation
Comment: I have known the building for many years, back to when it operated as Rycroft Club, and I clearly remember the outside seating at the front being used regularly. It was completely normal to see benches and tables out there with people enjoying a drink, especially in the warmer months. That has always been part of the venue's character.

Reintroducing that seating, along with making use of the rooftop terrace, seems like a natural progression and will really enhance the atmosphere during the summer. It gives people the option to sit outside and enjoy the space in a relaxed way, which I believe will add positively to the overall community feel.

The function room is also an important part of the premises. Having a local space available for private parties, family celebrations and small events is something the area genuinely benefits from. It means residents don't have to travel elsewhere to host occasions, which is a real advantage for the community.

As a neighbour, I can also say that the premises has not caused me any issues. I have not experienced disturbance or problems arising from its operation.
Overall, I feel the venue is a positive addition to the area and I hope the application is approved.

Appendix 11

[REDACTED]

Sent: 24 February 2026 14:41
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 5rf

Comment Type: Support

Comment: I'm younger so I don't have as much personal history with the venue as some others do but I've heard plenty about what it used to be like from family members who went when it was Ryecroft. What I can comment on is what it's like now.

I live next door to the pub and can honestly say I hear minimal noise; certainly nothing that causes any disturbance or concern. From my experience living nearby, it has not been an issue at all.

In my opinion, the pub has brought life back to the street without causing problems. It feels busy in a positive way and well managed. There's a good mix of people who go there, and it's nice to see something thriving locally again.

It's also not just somewhere to drink. You see people going in for coffee, using the sunbeds, attending events, or meeting friends during the day. It really feels like a community hub rather than just a bar, and there aren't many places locally that cater for different age groups throughout the day like this one does.

Sent: 26 February 2026 16:41
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

S62 5EB

Comment Type: Support

Comment: I have known this venue for many years and can say with certainty that it has always offered outdoor seating at the front. Sitting outside with a drink has long been part of how the premises operated, particularly in the summer months. This is not something new; it is something that has always been there.

The function room has also consistently been used for private parties and events. It has provided a valuable local space for celebrations without people needing to travel elsewhere.

Reintroducing and continuing the use of these areas simply restores what the venue has historically provided. I strongly believe this should be allowed again.

Appendix 11

Sent: 26 February 2026 16:45
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

Rotherham

S62 5RF

Comment Type: Support

Comment: Dear Sir/Madam,

I am writing to strongly support the application relating to Wigtox Lounge, particularly in respect of the function room.

I live directly next door to the premises, so I feel I have a responsibility to comment as my knowledge is based on being so close to the venue. If there were any concerns, excessive noise, disturbance, or inappropriate activity, I would be the first to know. Quite simply, that has not been my experience.

The function room has always been part of this building for as long as many of us can remember — well over 50 years. It has historically been used for private parties, celebrations and community gatherings. Having a local space for events such as birthdays and funeral wakes is incredibly important. I am aware they have already hosted several events which have been very well received. Formalising and enabling a more private, dedicated space will only improve how these are managed.

I genuinely struggle to understand why the current owners are having to apply for something that has always been used as part of the premises. The venue today is managed far better than it has ever been. It is structured, supervised and clearly run with care.

I was also extremely disappointed to read allegations of “illegal trading” within a neighbour comment. From my position living immediately next door, I can confidently say this is completely untrue. Such accusations are serious and, in my opinion, should never be published without evidence. I find it very concerning that an unsubstantiated allegation can be presented as part of an opposition.

From my direct experience as the closest resident, I have no concerns and fully support this application.

Appendix 11

Sent: 26 February 2026 16:51
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]
Rotherham S62 5RE

Comment Type: Support

Comment: I just wanted to send a quick message to show my support for Wigtox Lounge.

I've known the venue from when it was Ryecroft and now as Wigtox Lounge. I used to enjoy coming in back then, and it's really nice to be able to go back in now and have a drink while seeing familiar faces. It's brought a good atmosphere back to the place.

The outdoor seating has always been part of the club for as long as I can remember, so I honestly don't understand why the owners are facing objections over something that has always been there. It feels like they're simply continuing what the venue has historically offered.

I fully support the application and hope it's approved.

Sent: 26 February 2026 16:38
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]
Application Number: RB2026/0238

[REDACTED]
Rawmarsh

Rotherham

S62 5rf

Comment Type: Support

Comment: I'm younger so I don't have as much personal history with the venue as some others do but I've heard plenty about what it used to be like from family members who went when it was Ryecroft. What I can comment on is what it's like now.

I live next door to the pub and can honestly say I hear minimal noise; certainly nothing that causes any disturbance or concern. From my experience living nearby, it has not been an issue at all.

In my opinion, the pub has brought life back to the street without causing problems. It feels busy in a positive way and well managed. There's a good mix of people who go there, and it's nice to see something thriving locally again.

It's also not just somewhere to drink. You see people going in for coffee, using the sunbeds, attending events, or meeting friends during the day. It really feels like a community hub rather than just a bar, and there aren't many places locally that cater for different age groups throughout the day like this one does.

Appendix 11

Sent: 26 February 2026 16:38
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh

S62 5NH

Comment Type: Support

Comment: I am writing as a lady in my 60s who absolutely adores this place and wanted to show my full support for Wigtox Lounge.

I come in very often, whether it's for a coffee during the day, to use the sunbeds, or to meet friends for a few drinks. It is always a lovely, welcoming environment. The staff are friendly, the owners are hands-on, and you genuinely feel comfortable and looked after when you're there.

In my opinion, the venue as it is now is a thousand times better than it ever was when it operated as Ryecroft. It does not attract trouble and instead brings all ages together, which creates such a nice community atmosphere. You see younger people, older people, families & everyone mixing respectfully.

I clearly remember the outdoor seating from years ago. In the summer months it was so lovely to sit outside at the front with a drink and enjoy the weather. The thought of that being brought back is actually quite exciting. Alongside the rooftop terrace and the function room being used properly again, it feels like the venue is simply making the most of the space it has always had.

I would also like to say that I am appalled by Neighbour Comment A. From everything I have personally experienced this is far from the truth. I am genuinely shocked that such a negative and, in my opinion, misleading comment has been allowed to remain on the portal, as statements like that could have damaging effects on a business and on owners who do nothing but welcome people in and bend over backwards for everyone.

I sincerely hope my comments are taken into account. This venue is a real asset to the area and deserves support.

Yours faithfully,

Appendix 11

Sent: 28 February 2026 14:25
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment



Application Number: RB2026/0238



Comment Type: Observation

Comment: As a resident of South Street, I can honestly say that the opening of The Lounge has not directly affected me to date. I do have concerns about the increased amount of traffic and speed of vehicles driving up and down the street and in particular parking making it difficult for other residents to access their driveways or park close to their homes. However, this isn't solely an issue from the Lounge opening early/late, so it is unfair to blame them. I personally haven't experienced any disruption from noise on dispersal of the venue or their music events, or any violence as people drift past my home, this may change during summer months but most people go out for a good time when the suns out not to cause issues to residential homes. I don't socialise at the venue through personal choice not because of anything they done wrong, however I do support this application as the way things are going at the moment, local businesses are suffering enough, so lets not be negative nellies and all get behind the venue and support it.

Appendix 11

Sent: 03 March 2026 12:40
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
S62 5RG

Comment Type: Support

Comment: I am writing to strongly support the current application relating to The Lounge at 33 South Street, Rawmarsh.

I would particularly like to emphasise that outdoor seating has always formed part of this premises for as long as many of us can remember. When the building operated as the former Ryecroft Club, external seating and use of the outdoor space was completely normal and well established. This is not something new or out of character for the site; it has historically been part of how the venue has operated.

In terms of traffic and general activity, South Street is a very quiet road. The only time it becomes noticeably busier is for approximately ten minutes in the morning and again in the afternoon during school drop-off and pick-up times. This has always been the case due to the proximity of the school and is entirely unrelated to The Lounge. Outside of those short periods, the road remains calm and residential.

From my experience, the venue is extremely well run. It is far quieter and more structured than it was historically, and it is managed with clear care and responsibility. The owners and staff are doing a fantastic job. They provide varied entertainment including bingo, quizzes and live acts, while also creating a welcoming daytime space for coffee and cake.

Importantly, the venue provides a respectful and much-needed space for private functions, including funeral wakes and family gatherings. Having a local, well-managed venue available for these occasions is incredibly valuable to the community.

It is widely recognised how difficult it is to keep the pub and hospitality trade alive in the current climate. Many venues are closing their doors. It is very clear to see that the owners of The Lounge have put everything into this business; financially, personally and emotionally. They have invested significant time and effort into restoring what was once a run-down building and turning it into a vibrant, positive community hub. I sincerely hope it is allowed to continue to thrive, because the community truly needs something like this.

The Lounge has been a fabulous addition to the area. It has brought life back to the building and restored a sense of pride and togetherness on the street. Based on my experience, I have no concerns and fully support this application.

Appendix 11

Sent: 03 March 2026 13:29
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

S62 7FA

Comment Type: Support

Comment: Dear Sir/Madam,

I am writing to express my strong support for the application relating to The Lounge at 33 South Street, Rawmarsh.

I feel it is important to highlight that both the function room and rooftop terrace area have historically been permanent fixtures of this building when it operated as the former Ryecroft Club. The premises has always functioned as a community venue with internal and external spaces used for gatherings and events. What is being proposed is not something entirely new to the site, but rather a continuation of long-established use.

In particular, I believe the rooftop terrace will in fact be more private and better managed than outdoor areas were historically. When the venue operated as the Ryecroft, there was seating positioned within the rear garden area which backed directly onto neighbouring fences. That layout would arguably have had a greater potential impact on nearby residents due to its close proximity.

By comparison, a rooftop terrace is positioned further away from immediate garden boundaries and will include barriers around the perimeter. This, alongside modern management practices and supervision, gives me confidence that it will be well controlled. In my view, it will be a positive and well-considered addition to the venue.

I would also like to reiterate that outdoor seating has always been associated with this premises. The road itself is generally very quiet, aside from approximately ten minutes in the morning and afternoon during school drop-off and pick-up times; something that has always been expected due to the school nearby and is not connected to the venue.

The Lounge is extremely well managed and noticeably quieter than it was historically. The owners and staff are clearly committed and are doing a fantastic job providing entertainment such as bingo, quizzes and live acts, while also offering a welcoming daytime cafe environment. The function room plays an important role for private events, including funeral wakes and family gatherings, which are invaluable to a local community.

It is no secret how challenging it is to sustain hospitality businesses in the current climate. Many pubs and clubs are closing. It is evident that the owners have invested significant time, effort and care into reviving this building and creating something positive for the area. I sincerely hope the business is allowed to continue to grow and thrive, as the community benefits greatly from having a venue like this.

For all of these reasons, I fully support this application.

Appendix 11

Sent: 03 March 2026 12:26
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]
Rawmarsh
S62 5RE
Comment Type: Observation
Comment: Dear Planning Officer,

I am writing to formally express my full support for The Lounge at 33 South Street, Rawmarsh.

I purchased my home fully aware that there was a club premises operating on the same street. Naturally, some level of activity and noise associated with such a venue was always expected. However, I can honestly say that I experience no disruption from The Lounge in its current operation.

In fact, the venue is significantly quieter now than it was when it operated as the former Ryecroft Club. Historically, the Ryecroft hosted large-scale events such as firework nights which created substantial street disturbance and increased footfall and traffic. Whilst those events were enjoyable and well attended, they undeniably generated more noise and activity than what we see today.

The Lounge is a very community-focused venue. It has transformed what was once a run-down building into a welcoming space that serves coffee and cake during the day and operates as a small, well-managed cocktail bar in the evenings. Events such as bingo, quizzes and live acts cater for a wide age range and genuinely bring the community together in a positive way.

From a traffic perspective, the road is generally very quiet. The only time it becomes busier is during school drop-off and pick-up times, which is entirely expected given the proximity to a school and has always been part of living on this street. I do not attribute any traffic concerns to The Lounge itself.

I would also note that there are occasionally private house parties on the street that create more noticeable noise disruption and issues such as cars speeding up and down the road. In comparison, The Lounge operates in a far more structured and controlled manner.

Overall, I believe The Lounge has brought life, investment and positivity back to the area. It is a venue that promotes community spirit and inclusivity, and I am proud to live on this street.

I respectfully ask that this support be taken into consideration when assessing the application.

Appendix 11

Sent: 03 March 2026 13:32
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

Comment Type: Support

Comment: I am writing to formally express my strong support for the application relating to The Lounge at 33 South Street, Rawmarsh.

I feel it is important to state that both the function room and rooftop terrace have historically been permanent fixtures of this building when it operated as the former Ryecroft Club. The premises has long functioned as a community venue with internal and external spaces used for gatherings and events. What is being proposed reflects an established use of the site rather than something entirely new.

In particular, I believe the rooftop terrace will be far more private and better managed than outdoor areas were historically. When the building operated as the Ryecroft, seating was positioned within the rear garden area directly up to neighbouring fence lines. That arrangement would arguably have had a greater impact on nearby residents due to its close proximity. By comparison, the rooftop terrace is positioned further away and will have barriers installed around its perimeter. I consider this to be a sensible and well-thought-out addition to the venue.

South Street itself is an extremely quiet road, which is quite remarkable given that it hosts both a primary school and a long-standing licensed premises. Aside from a short period of approximately ten minutes in the morning and afternoon during school drop-off and pick-up times, the road remains calm and residential in character. This has always been the case and is part of the nature of living near a school. Outside of those brief periods, traffic and general activity are minimal.

From my own experience, the venue is well managed and structured. It operates in a responsible manner and provides a welcoming environment for coffee during the day and organised entertainment such as bingo, quizzes and live acts in the evenings. The function room offers an important space for private events, including funeral wakes and family gatherings, which are valued within the community.

I was also appalled to read Neighbour Comment A on the planning portal. The accusations made are serious in nature and, from what I have personally witnessed, entirely untrue. It is extremely disappointing that such allegations can be presented as objections without substantiated evidence. Comments of that kind do not reflect my experience of the venue or its management.

Overall, I believe The Lounge is a positive addition to the area. It has enhanced a building that was previously run down and provides a space that brings people together in a respectful and inclusive way. I fully support this application.

Appendix 11

Sent: 04 March 2026 13:11
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238



S62 5RF

Comment Type: Support

Comment: Dear Sir/Madam,

I am writing to provide my full support for Wigtox Lounge (The Lounge) on South Street, Rawmarsh.

I live in the adjoining flats directly attached to the premises, which places me in a unique position to comment honestly and accurately on the operation of the venue and any potential impact it has on neighbouring residents. When I agreed to rent the property, I was fully aware that it was attached to a licensed premises. I understood that living next to a pub or hospitality venue could reasonably mean that some level of noise may occasionally occur, particularly at busier times. This was something I accepted from the outset as part of choosing to live in a property attached to a commercial venue.

However, what has genuinely surprised me since living here is just how little noise actually reaches my flat.

In reality, I rarely hear anything at all from the venue. Even during evenings when the premises is open and operating, the level of sound that reaches my property is minimal and certainly not disruptive. I can comfortably relax, watch television, and sleep without any disturbance. If I had not known the venue was operating downstairs, would not necessarily assume there was an active hospitality business beneath or beside the building.

From my personal experience, there has been no disruption to my day-to-day life caused by noise from the premises. I have never experienced excessive music, shouting, or any disturbance that has affected my ability to enjoy my home.

I also want to highlight the conduct and management of the owners and staff at Wigtox Lounge. From what I have observed, they are extremely proactive and responsible when it comes to managing the venue and ensuring it operates respectfully within the community.

The management clearly take the responsibility of running a licensed venue seriously. I have personally witnessed staff monitoring the outside areas and ensuring that patrons behave appropriately when entering or leaving the premises. When customers step outside, staff are quick to remind them to keep noise levels down and to respect neighbouring residents.

It is evident that the management make genuine efforts to ensure that the venue does not negatively impact the surrounding area. The way they manage customers outside the premises demonstrates a clear awareness of neighbouring properties and a commitment to maintaining a respectful environment.

In addition, the general atmosphere around the venue has always appeared calm and well managed. I have not witnessed disorderly behaviour, and the clientele seem to behave respectfully when arriving or leaving.

Living directly next to the venue gives me a very clear perspective on how it operates, and from my experience the concerns that have been raised by some individuals do not reflect the reality that I experience on a daily basis.

If there were genuine issues with noise or disturbance, I would be the first to experience them due to the close proximity of my flat to the premises. The fact that I experience little to no disruption at all should demonstrate that the venue is being operated responsibly and with consideration for those living nearby.

It is also worth noting that this building has historically been used as a social club and licensed premises for many decades. The current operators appear to be making every effort to run the venue professionally while balancing the needs of the community.

In my opinion, Wigtox Lounge is being run in a responsible and respectful manner, and I fully support its continued operation.

I hope my experience as someone living directly adjoining the premises can provide useful context when considering the application and the concerns that have been raised

Appendix 11

Sent: 04 March 2026 13:11
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238



Comment Type: Support

Comment: I wanted to send an email to share my experience as someone who lives in one of the flats directly attached to Wigtox Lounge on South Street.

Because my flat is part of the same building, I am probably one of the closest residents to the venue, so I feel it's only fair to give an honest view from someone who actually lives here day to day.

When I moved into the flat, I already knew the building was connected to a pub/venue. I completely understood that living next to a place like that could mean there may occasionally be some level of noise, and that was something I accepted when choosing to rent the property.

What has actually surprised me since living here is how little I hear from the venue.

Even on evenings when the venue is open or events are taking place, the sound that reaches my flat is extremely minimal. Most of the time I don't hear anything at all. I can go about my evening normally, watch TV, relax, or sleep without being disturbed.

If I'm being completely honest, if I didn't already know the venue was operating downstairs, I wouldn't necessarily realise there was something going on.

From my own experience living here, it has never caused any disruption to my home life.

I also think it's important to mention how the venue is managed. From what I have seen, the owners and staff are very aware that there are residents nearby and they do make an effort to keep things under control.

Staff regularly keep an eye on the outside area and when people leave the venue they are clearly reminded to be respectful of the neighbours. It's obvious that the management do not want the venue to cause issues for people living close by.

The general atmosphere around the venue is calm and well managed. I haven't witnessed any disorderly behaviour and people leaving the venue tend to do so respectfully.

Because my flat is literally attached to the premises, if there were serious noise problems I would almost certainly be the first person affected. The fact that I rarely hear anything from the venue says a lot about how it is being run.

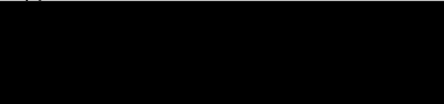
I would also like to say that I completely disagree with the statements made in 'Neighbour Comment A'. I visit the venue regularly myself and the accusation that the business is somehow trading illegally is, in my opinion, completely absurd. From what I have personally seen, the venue operates in a normal and responsible way. I find it surprising that such a serious allegation can be submitted as an objection when it does not reflect what and others actually see happening at the premises.

From my experience living here, I have no concerns about Wigtox Lounge and I fully support it continuing to operate.

Appendix 11

Sent: 04 March 2026 13:19
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238



S62 5ND

Comment Type: Support

Comment: Although I am not a resident of the street itself, I have known this building and the venue for many years. Growing up locally, I remember coming here with my parents and grandparents when it was the Rycroft Club. Some of my earliest memories are of being there with family, sitting outside while the adults had a drink and people socialised. It was always a friendly and welcoming place that brought people together.

Because of that history, it is really nice to see the building being brought back to life again. For a long time it felt like a big part of the area had been lost when the club closed. Seeing it open again and being used as a social venue feels like something positive for the community.

I also think the idea of having an outdoor area and places where people can sit outside is something that fits naturally with the building and its history. As I mentioned, I remember very clearly people sitting outside in the past and it was always a relaxed and social environment.

It would honestly be lovely to now be able to take my own parents there for a drink on a sunny day, sit outside together and enjoy the atmosphere, just like they used to do when I was younger. Places like this create simple but important moments for families and friends to spend time together.

From what I have seen, the current owners are clearly putting a lot of effort into the venue and trying to create somewhere that people in the area can enjoy again. It's good to see a local venue being invested in rather than left empty.

In my opinion, venues like this are important for communities. They give people somewhere local to meet, socialise and spend time together, and they help bring life back into areas that have lost many of their social spaces over the years.

Appendix 11

Sent: 04 March 2026 14:18
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

Rawmarsh

S62 5NL

Comment Type: Support

Comment: DJ Statement from [REDACTED] regarding Noise Management & Licensing Compliance

I am an experienced DJ who regularly performs in licensed premises and fully understands the responsibilities placed upon venues under the Licensing Act 2003, particularly in relation to the prevention of public nuisance.

When performing, I ensure that music is kept at an appropriate and controlled level at all times. I am mindful that bass frequencies can travel further than general sound levels, and I actively manage this throughout the event.

Speaker positioning is carefully considered. Speakers are directed inwards towards the dance floor and away from the doors. Two have been turned completely off near the main door. They are not positioned near exits, and volume levels are adjusted appropriately depending on the number of attendees and the layout of the room.

In addition to monitoring sound levels from the DJ booth, checks are made outside the premises, particularly during peak times, to ensure that noise is not escaping at a level that can cause disturbance. If any concerns are raised, I immediately reduce the volume accordingly.

I work closely with the venue management and follow all instructions given to me regarding volume levels. Should I ever be asked to reduce the sound, I would do so immediately.

Towards the end of the evening, I gradually reduce music levels to assist with a calm and controlled wind-down of the evening.

I am fully aware of the importance of respecting nearby residents and always conduct myself professionally to ensure that my performance does not cause disturbance outside of the premises.

I am committed to supporting the venue in upholding all licensing objectives and complying with any conditions that is needed.

Appendix 11

Application Number: RB2026/0238



S62 5RG

Comment Type: Support

Comment: To Whom It May Concern,

I am writing to express my full support for the planning application relating to Wigtox Lounge at 33 South Street, Rawmarsh.

I live just a few doors away from the venue and therefore experience first-hand what activity on the street is actually like. From my position as a nearby resident, I can honestly say that I have not experienced any noise disturbance coming from Wigtox Lounge that has caused me any concern or disruption.

I am also a regular customer of the venue, and because of that I have seen first-hand how the team manage and monitor the premises. It is very clear that the staff are attentive and proactive when it comes to ensuring customers remain respectful of the surrounding residents. From what I have observed, they are conscious of noise levels and keep a close eye on the outside area to make sure that patrons behave appropriately.

Living so close to a venue like this, I fully accept that from time to time you may hear voices or people coming and going, and that is simply part of living near a community venue. However, I can honestly say that I have never experienced anything that has caused me concern or disturbance. Certainly nothing that would justify some of the claims that have been made regarding noise or bass levels.

In fact, the only noise that tends to become noticeable on the street is from vehicles occasionally driving down South Street with loud music playing from their cars. This is unrelated to the venue and something that happens from time to time on many residential streets.

I also feel it is important to provide some historical context regarding the building. I previously served as the Secretary of the former Ryecroft Club, which operated from the same premises for many years. During that time the venue was a busy and well-used social club which regularly had people visiting, socialising and enjoying the facilities. Outdoor seating and people gathering outside the premises has always been part of how the venue historically operated.

Because of this, it is difficult to understand claims suggesting that the current use of the building is somehow out of character for the street. The venue has always been a social hub for the community and Wigtox Lounge has simply continued that tradition in a positive way.

I would also like to address the suggestion that traffic associated with the venue is problematic. From my experience living on South Street, the only time traffic really builds up on the street is during school drop-off and collection times for the local primary school. During those short periods the street becomes noticeably busier than at any other time of the day. Outside of those times, the road remains relatively quiet, and I have not seen any traffic issues caused by the venue itself.

Overall, Wigtox Lounge has brought life back to a building that has always played an important role in the community. The atmosphere is welcoming, well managed and positive, and it is clear the team running it care about the venue and the area around it.

For this reason, I feel strongly that the venue should be supported. It would be extremely unfortunate if a small number of comments – particularly those suggesting significant noise disturbance – were allowed to prevent something that has clearly brought so much positivity back to the community.

From my experience living only a few doors away, those claims simply do not reflect the reality of what residents actually experience.

I fully support Wigtox Lounge and hope the application is given fair and balanced consideration.

Appendix 11

Sent: 04 March 2026 15:32
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Comment Type: Support
Comment: WITNESS STATEMENT

I am a resident living directly opposite 33 South Street, Rotherham, where The Lounge is situated.

I have lived at my address for a considerable period of time and therefore feel well placed to provide an honest and balanced account of the impact the venue has on the immediate area.

Since The Lounge opened, I can confidently say that I have experienced no noise disturbance, no anti-social behaviour and no disruption to my daily life as a resident. Despite living directly across the road, I do not hear music from inside the premises. I do not hear anything inside my home. The management clearly monitor their sound levels responsibly, and it is evident that they operate within appropriate limits.

In addition to this, I have personally observed that the venue is proactive in managing customers who step outside. There is regularly a door supervisor present, particularly during busier evenings, who monitors the entrance and ensures customers behave respectfully. I have seen staff reminding customers to keep noise levels down and to be mindful of local residents. They do not allow large groups to congregate outside, and they are quick to address any raised voices or unnecessary disturbance.

The management team at The Lounge are extremely conscientious. It is obvious that they understand their responsibility to the local community. They actively think about sound control and customer behaviour, not only inside the venue but also outside. They take preventative measures rather than reacting after a problem occurs.

From my direct experience, customers leave the premises calmly and without disruption. I have not witnessed shouting, fighting, or any behaviour that would cause concern. The street remains peaceful even at closing time.

Beyond noise management, I would also like to comment on the atmosphere and ethos of The Lounge. It is a welcoming and inclusive venue. From what I have seen, they make a genuine effort to include everyone regardless of age, background or circumstances. There is no sign of discrimination or exclusivity. It appears to be a community-focused establishment that encourages a safe and friendly environment.

The staff always presents themselves professionally and respectfully. They are approachable, polite and clearly well managed. The management are visible and hands-on, which gives reassurance that the venue is being run properly and responsibly.

In my opinion, The Lounge has been a positive addition to South Street. It has brought life to the area without bringing nuisance. As someone who lives directly opposite, I feel I am in the best position to say that if there were any issues, I would be aware of them — and there simply are none.

I fully support the venue and its current management, and I have no objections or concerns regarding its operation.

Appendix 11

Sent: 04 March 2026 15:46
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
S62 5RF
Comment Type: Support

Comment: I am writing as a direct neighbour of Wigtox Lounge to express my full support for their planning application.

As someone living immediately next to the premises, I feel I am in the best possible position to give an honest and accurate view of how the venue operates and whether it causes any disturbance. I can confidently say that I do not experience noise from the venue that affects my day-to-day life in my home.

I am able to comfortably carry out everything I should reasonably expect to do in my own property, including watching television, relaxing and sleeping without disruption. If there were any genuine noise issues, I would clearly be the first person to experience them due to my close proximity to the venue. However, that has simply not been the case.

The only time I am even aware of any sound from the venue is if I am stood outside in my garden, and even then it is minimal and nothing that causes any disturbance or concern. Inside my home I do not hear anything that interferes with normal living.

I have also spoken with some of my neighbours about the venue, and from those conversations it is clear that they share the same view that there are no issues being caused by Wigtox Lounge.

From my experience, the venue is run in a responsible and respectful manner. The team appear conscious of their surroundings and of the residents living nearby, and it is clear that they make efforts to ensure customers behave appropriately and that the venue operates considerately.

I would also like to say that I think the venue itself is fantastic. The owners and staff are always friendly and welcoming, and it is clear they care about both the business and the local community. It is great to see the building being used again as a positive place for people to socialise.

Given that I live directly next door and have not experienced any disturbance affecting my home life, I do feel that some of the concerns that have been raised about noise do not reflect the reality of the situation.

From my perspective as the closest resident, there has been no loss of residential amenity and the venue has not negatively impacted my ability to enjoy my home.

For these reasons, I fully support Wigtox Lounge and hope the council gives fair consideration to the positive contribution the venue is making to the area.

Appendix 11

Sent: 05 March 2026 12:46
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

S62 5JX

Comment Type: Support

Comment: I am writing to show my support for Wigtox Lounge and their application to vary the current planning conditions.

I live locally and spend a lot of time around the area, and from what I have seen the venue has been a really positive addition to the street. Every time I've visited, the staff have been friendly, organised and clearly focused on running the place responsibly.

One thing that stands out to me is how attentive the team are when it comes to customers being respectful outside the venue. If people step outside, staff are quick to remind them to keep noise down and be mindful of residents. It's obvious that they are aware they are part of a residential area and are doing their best to manage things properly.

From my own experience, I have never found the venue to be disruptive. The street itself is generally very quiet and can honestly say I haven't noticed anything that would cause concern in terms of noise from the venue.

What I really like about Wigtox Lounge is that it attracts people of all ages. It's not just one type of crowd; you see younger people, older people, couples, groups of friends and even families during the daytime. It genuinely feels like a place that brings people together and adds something positive to the community.

It's also clear that the owners are putting a lot of effort into creating a welcoming environment that people can enjoy locally. Having somewhere like this in the area really does bring happiness to the community and gives people somewhere safe and friendly to socialise.

For these reasons, I fully support the application and hope it will be approved.

Appendix 11

Sent: 05 March 2026 12:42
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment



Application Number: RB2026/0238



S62 5JX

Comment Type: Support

Comment: Dear Planning Team,

I'm writing to show my support for Wigtox Lounge and their application to vary the conditions on their planning licence.

I live locally and visit the venue quite often, and from what I've seen the team that run it are really responsible and respectful of the area. It's clear they care about the venue and about keeping good relationships with neighbours.

Whenever I've been there, staff are always keeping an eye on things, especially outside the venue. If people step outside, they're reminded to be respectful of residents and not make unnecessary noise. It's actually something I've noticed a lot, which shows they are trying to manage things properly.

The street itself is generally very quiet, and in my experience there is no noise that causes any disturbance. The only noise I've ever really noticed on the street tends to come from cars driving past with loud music, which obviously has nothing to do with the venue.

I also think it's important to recognise that places like this are becoming rare. It's really nice to have somewhere local that people can go to socialise safely instead of having to travel into town. Wigtox Lounge has created a space that feels welcoming and positive for the community.

From what I've seen, the owners are always looking for ways to improve the venue and make sure it runs responsibly. Because of this, I fully support their application and hope the council will allow them to continue developing the venue.

Thank you for taking the time to read my comments.

Appendix 11

Sent: 05 March 2026 11:15
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238



Rotherham
S62 5RF

Comment Type: Support

Comment: I am writing as a resident who lives in the flats that are attached to The Lounge on South Street, and I would like to express my full support for the planning application.

Because my home forms part of the same building, I believe I am in a particularly good position to comment on how the venue operates in practice. When I first moved into the property, I was aware that the building had historically operated as a social club and licensed premises, so I expected that there might occasionally be some level of noise associated with that type of venue. However, in reality this has not been my experience.

From within my flat I do not experience any disturbance from the venue. I am able to go about normal day-to-day activities such as relaxing, watching television and sleeping without any disruption. If I step outside then naturally I may hear people talking at times, but even then it is very minimal and certainly nothing that I would consider to be a nuisance.

What has stood out to me is how mindful the management team are about ensuring customers remain respectful, particularly when they are outside the premises. It is clear that they take their responsibilities seriously and make every effort to operate the venue in a way that is considerate to nearby residents. I have also noticed that the venue has now employed door staff to further monitor and manage the outdoor area, which clearly shows their willingness to take additional steps to ensure customers remain respectful of neighbours.

It is also worth noting that, like many residential streets, there are occasionally private gatherings or parties held within nearby homes which create more noticeable noise than anything I have experienced from The Lounge. Despite living directly attached to the building, the venue itself has never caused me any concern.

Overall, I believe the venue is a positive presence in the area. The staff are welcoming, the premises is well managed, and it provides a place for the local community to socialise in a safe environment. As someone who lives in the flats attached to the building, I can honestly say it has had no negative impact on my quality of life.

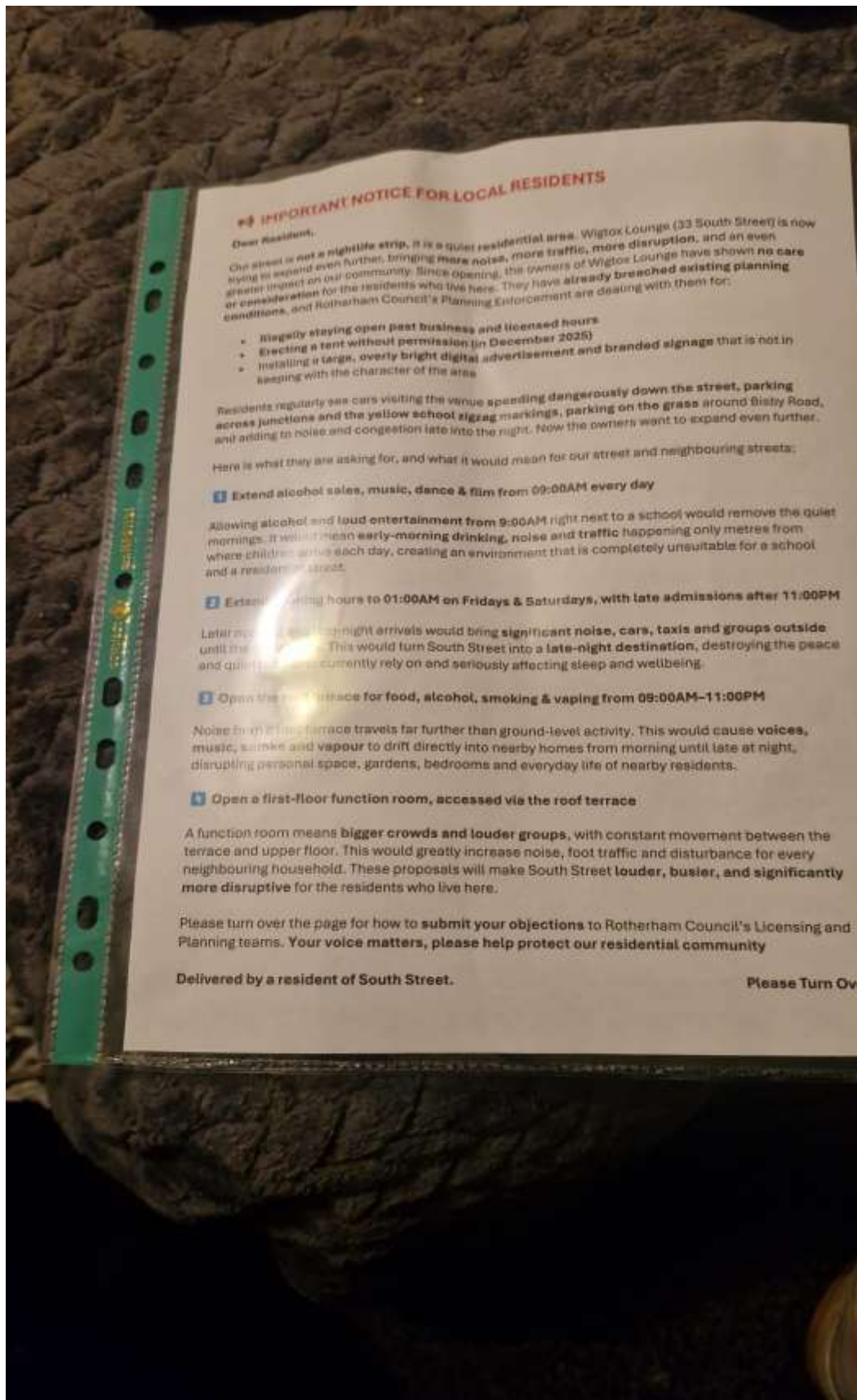
For these reasons, I fully support the application and hope the council takes into account the views of residents who live directly within the same building and are able to see first-hand how responsibly the venue is run.

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- 1. LEAFLET**
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- 3. INCIDENT LOG**
- 4. FLOOR PLANS + PHOTO**
- 5. WITNESS STATEMENT**
- 6. RINGDOOR BELL CRITERIA**

DOCUMENT 1



IMPORTANT NOTICE FOR LOCAL RESIDENTS

Dear Resident,

I am checking to see whether you have been contacted by Rotherham Council about the new variation application for Wigtax Lounge, 33 South Street. Several residents, including myself, did not receive notification, so we want to make sure you have not been missed.

If you also have not been contacted, please email your objections to:

licensing@rotherham.gov.uk	Diane Kraus (Licensing Officer): 01709 289536
diane.kraus@rotherham.gov.uk	
audrey.bailey@rotherham.gov.uk	

WHAT THE VARIATION APPLICATION ASKS FOR

- Alcohol sales, music, dance, and film exhibition from 09:00AM every day
- Opening hours extended to 01:00AM on Fridays & Saturdays, with late admissions after 11PM
- Opening the roof terrace for food, alcohol, smoking & vaping between 09:00AM-11:00PM
- Opening a first-floor function room, accessed via the roof terrace

These proposed changes will significantly impact residents on South Street and the surrounding area.

CONTACT YOUR LOCAL COUNCILLORS

You are also encouraged to make your views known to your ward councillors:

<p>Councillor Rachel Hughes</p> <p>01709 337960</p> <p>07503 42348</p> <p>rachel.hughes@rotherham.gov.uk</p>	<p>Councillor Dave Sheppard</p> <p>01709 255948</p> <p>07503 654938</p> <p>david.sheppard@rotherham.gov.uk</p>
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PLEASE MAKE YOUR VOICE HEARD

These changes could affect the peace, safety, and quality of life in our community. Your views genuinely matter — please take a moment to send your comments before the deadline.

Your submission remains anonymous throughout the entire process. Your name and personal details will not be shared with the applicant.

Deadline to respond: 25/02/2026.

Delivered by a resident of South Street.

Please Turn Over

DOCUMENT 2

[REDACTED]

Sent: 20 February 2026 13:15
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
s62 5ry
Comment Type: Observation
Comment: Dear Planning Team,

I am writing to express my full support for the current application relating to Wigtox Lounge on South Street.

I am 83 years old and have spent a great deal of time in this venue over the years, both as it operates now and previously when it was known as the Rycroft Club. I am therefore speaking from first-hand experience of how the premises has historically operated.

Having known the building for so many years, I genuinely do not understand why there is a need to apply to reinstate elements that have always formed part of the venue's normal use.

The property has always offered outside seating to the front of the venue. I clearly remember fixed benches as well as tables and chairs that were put out during trading hours and brought back in daily. It was a normal and well-used social drinking area and simply part of how the venue operated for many years.

The rooftop terrace has also been part of the premises for as long as I can remember. It was regularly used when the club was open and was never considered unusual within the area.

In addition, the function room has always been used. I personally remember many family parties, celebrations and community events being held there over the years. It has long been a space where local people came together for birthdays, wedding receptions and other gatherings.

Importantly, the venue has historically traded to later hours than it currently does. As a long-standing public house/club, late trading was part of its normal operation and was well known within the street. Residents were always aware that it was a licensed premises operating into the evening.

From my experience, the venue today appears to be managed in a more structured and responsible way than in years gone by, with clearer oversight and organisation.

For these reasons, I fully support the application and hope it is considered in the context of the building's long-standing use and history within the community.



Sent: 21 February 2026 12:48
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment



Application Number: RB2026/0238



s62 5rg Comment Type: Observation

Comment: I live on South Street and have done for many years. I was also a regular at the venue when it operated as Rycroft Club, and I continue to visit now. Because of this, I can confidently say that the club does not create anywhere near the level of noise that it did in its previous years. The difference in management and atmosphere is clear.

As a resident on the street, it has honestly been fantastic to see the building revived. For a period of time it felt tired and dated, whereas now it has been brought back to life in a much more modern, community-focused way.

The premises has always offered seating to the front of the building. This is not something new. It was a normal and established part of how the venue operated historically. For that reason, I personally find it disappointing that the current owners are having to apply again for something that has always been there and formed part of the character of the venue for decades.

The function room was also always part of the premises. I remember countless parties, events and family functions being held there over the years. Likewise, the rooftop terrace has previously been used, including as a smoking area. Allowing people to enjoy dinner and a drink on the terrace during the warmer months would, in my view, be a positive and sensible use of that space. It enhances the venue rather than changing its fundamental use.

I can guarantee that the information I have provided is accurate, as I have lived on this street for many years and have been a regular at the venue both in its former days and as it operates now. From a resident's perspective, the current operation is significantly better managed and far more considerate than it used to be.

I fully support the application and hope my first-hand experience is taken into account.

[REDACTED]

Sent: 21 February 2026 15:25
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 5RD

Comment Type: Support

Comment: I am writing in support of the new application for the club.

I live directly across from the club's entrance and can honestly say that I do not experience any excessive noise or disruption coming from the premises. From my position opposite the entrance, I feel I am well placed to comment on this, and it has not been an issue for me.

I have visited the venue a couple of times for a coffee and have always found it to be a welcoming and positive addition to the area. I am more than happy to offer my support for their new application.

The only potential concern I would have relates to the summer months when windows are open, as naturally sound can travel more easily. However, I have spoken directly with the owner about this, and he explained that he intends to erect a porch at the front entrance. This will act as a sound buffer, allowing one door to close before the other opens, which will help to contain noise within the building. I really appreciate that he has taken this into consideration and is being proactive in addressing any possible concerns.

Overall, I believe the venue is being managed responsibly and with consideration for nearby residents, and I fully support the application.

[REDACTED]

Sent: 24 February 2026 14:41
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
Rotherham
S62 5rf

Comment Type: Support

Comment: I'm younger so I don't have as much personal history with the venue as some others do, but I've heard plenty about what it used to be like from family members who went when it was Ryecroft. What I can comment on is what it's like now.

I live next door to the pub and can honestly say I hear minimal noise; certainly nothing that causes any disturbance or concern. From my experience living nearby, it has not been an issue at all.

In my opinion, the pub has brought life back to the street without causing problems. It feels busy in a positive way and well managed. There's a good mix of people who go there, and it's nice to see something thriving locally again.

It's also not just somewhere to drink. You see people going in for coffee, using the sunbeds, attending events, or meeting friends during the day. It really feels like a community hub rather than just a bar, and there aren't many places locally that cater for different age groups throughout the day like this one does.

[REDACTED]

Sent: 26 February 2026 16:45
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]

Rotherham
S62 5RF
Comment Type: Support
Comment: Dear Sir/Madam,

I am writing to strongly support the application relating to Wigtox Lounge, particularly in respect of the function room.

I live directly next door to the premises, so I feel I have a responsibility to comment as my knowledge is based on being so close to the venue. If there were any concerns, excessive noise, disturbance, or inappropriate activity, I would be the first to know. Quite simply, that has not been my experience.

The function room has always been part of this building for as long as many of us can remember — well over 50 years. It has historically been used for private parties, celebrations and community gatherings. Having a local space for events such as birthdays and funeral wakes is incredibly important. I am aware they have already hosted several events which have been very well received. Formalising and enabling a more private, dedicated space will only improve how these are managed.

I genuinely struggle to understand why the current owners are having to apply for something that has always been used as part of the premises. The venue today is managed far better than it has ever been. It is structured, supervised and clearly run with care.

I was also extremely disappointed to read allegations of “illegal trading” within a neighbour comment. From my position living immediately next door, I can confidently say this is completely untrue. Such accusations are serious and, in my opinion, should never be published without evidence. I find it very concerning that an unsubstantiated allegation can be presented as part of an opposition.

From my direct experience as the closest resident, I have no concerns and fully support this application.

[Redacted]

Sent: 26 February 2026 16:38
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[Redacted]

Application Number: RB2026/0238

[Redacted]

Rawmarsh
Rotherham
S62 5rf

Comment Type: Support

Comment: I'm younger so I don't have as much personal history with the venue as some others do, but I've heard plenty about what it used to be like from family members who went when it was Ryecroft. What I can comment on is what it's like now.

I live next door to the pub and can honestly say I hear minimal noise; certainly nothing that causes any disturbance or concern. From my experience living nearby, it has not been an issue at all.

In my opinion, the pub has brought life back to the street without causing problems. It feels busy in a positive way and well managed. There's a good mix of people who go there, and it's nice to see something thriving locally again.

It's also not just somewhere to drink. You see people going in for coffee, using the sunbeds, attending events, or meeting friends during the day. It really feels like a community hub rather than just a bar, and there aren't many places locally that cater for different age groups throughout the day like this one does.

[REDACTED]

Sent: 26 February 2026 16:38
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh
S62 5NH

Comment Type: Support

Comment: I am writing as a lady in my 60s who absolutely adores this place and wanted to show my full support for Wigtox Lounge.

I come in very often, whether it's for a coffee during the day, to use the sunbeds, or to meet friends for a few drinks. It is always a lovely, welcoming environment. The staff are friendly, the owners are hands-on, and you genuinely feel comfortable and looked after when you're there.

In my opinion, the venue as it is now is a thousand times better than it ever was when it operated as Ryecroft. It does not attract trouble and instead brings all ages together, which creates such a nice community atmosphere. You see younger people, older people, families & everyone mixing respectfully.

I clearly remember the outdoor seating from years ago. In the summer months it was so lovely to sit outside at the front with a drink and enjoy the weather. The thought of that being brought back is actually quite exciting. Alongside the rooftop terrace and the function room being used properly again, it feels like the venue is simply making the most of the space it has always had.

I would also like to say that I am appalled by Neighbour Comment A. From everything I have personally experienced, this is far from the truth. I am genuinely shocked that such a negative and, in my opinion, misleading comment has been allowed to remain on the portal, as statements like that could have damaging effects on a business and on owners who do nothing but welcome people in and bend over backwards for everyone.

I sincerely hope my comments are taken into account. This venue is a real asset to the area and deserves support.

Yours faithfully,



Sent: 04 March 2026 13:11
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238



S62 5RF

Comment Type: Support

Comment: Dear Sir/Madam,

I am writing to provide my full support for Wigtox Lounge (The Lounge) on South Street, Rawmarsh.

I live in the adjoining flats directly attached to the premises, which places me in a unique position to comment honestly and accurately on the operation of the venue and any potential impact it has on neighbouring residents. When I agreed to rent the property, I was fully aware that it was attached to a licensed premises. I understood that living next to a pub or hospitality venue could reasonably mean that some level of noise may occasionally occur, particularly at busier times. This was something I accepted from the outset as part of choosing to live in a property attached to a commercial venue.

However, what has genuinely surprised me since living here is just how little noise actually reaches my flat. In reality, I rarely hear anything at all from the venue. Even during evenings when the premises is open and operating, the level of sound that reaches my property is minimal and certainly not disruptive. I can comfortably relax, watch television, and sleep without any disturbance. If I had not known the venue was operating downstairs, I would not necessarily assume there was an active hospitality business beneath or beside the building. From my personal experience, there has been no disruption to my day-to-day life caused by noise from the premises. I have never experienced excessive music, shouting, or any disturbance that has affected my ability to enjoy my home.

I also want to highlight the conduct and management of the owners and staff at Wigtox Lounge. From what I have observed, they are extremely proactive and responsible when it comes to managing the venue and ensuring it operates respectfully within the community.

The management clearly take the responsibility of running a licensed venue seriously. I have personally witnessed staff monitoring the outside areas and ensuring that patrons behave appropriately when entering or leaving the premises. When customers step outside, staff are quick to remind them to keep noise levels down and to respect neighbouring residents.

It is evident that the management make genuine efforts to ensure that the venue does not negatively impact the surrounding area. The way they manage customers outside the premises demonstrates a clear awareness of neighbouring properties and a commitment to maintaining a respectful environment.

In addition, the general atmosphere around the venue has always appeared calm and well managed. I have not witnessed disorderly behaviour, and the clientele seem to behave respectfully when arriving or leaving.

Living directly next to the venue gives me a very clear perspective on how it operates, and from my experience the concerns that have been raised by some individuals do not reflect the reality that I experience on a daily basis. If there were genuine issues with noise or disturbance, I would be the first to experience them due to the close proximity of my flat to the premises. The fact that I experience little to no disruption at all should demonstrate that the venue is being operated responsibly and with consideration for those living nearby.

It is also worth noting that this building has historically been used as a social club and licensed premises for many decades. The current operators appear to be making every effort to run the venue professionally while balancing the needs of the community.

In my opinion, Wigtox Lounge is being run in a responsible and respectful manner, and I fully support its continued operation.

I hope my experience as someone living directly adjoining the premises can provide useful context when considering the application and the concerns that have been raised.

[REDACTED]

Sent: 04 March 2026 13:11
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: RB2026/0238

[REDACTED]

Comment Type: Support

Comment: I wanted to send an email to share my experience as someone who lives in one of the flats directly attached to Wigtox Lounge on South Street.

Because my flat is part of the same building, I am probably one of the closest residents to the venue, so I feel it's only fair to give an honest view from someone who actually lives here day to day.

When I moved into the flat, I already knew the building was connected to a pub/venue. I completely understood that living next to a place like that could mean there may occasionally be some level of noise, and that was something I accepted when choosing to rent the property.

What has actually surprised me since living here is how little I hear from the venue.

Even on evenings when the venue is open or events are taking place, the sound that reaches my flat is extremely minimal. Most of the time I don't hear anything at all. I can go about my evening normally, watch TV, relax, or sleep without being disturbed.

If I'm being completely honest, if I didn't already know the venue was operating downstairs, I wouldn't necessarily realise there was something going on.

From my own experience living here, it has never caused any disruption to my home life.

I also think it's important to mention how the venue is managed. From what I have seen, the owners and staff are very aware that there are residents nearby and they do make an effort to keep things under control.

Staff regularly keep an eye on the outside area and when people leave the venue they are clearly reminded to be respectful of the neighbours. It's obvious that the management do not want the venue to cause issues for people living close by.

The general atmosphere around the venue is calm and well managed. I haven't witnessed any disorderly behaviour and people leaving the venue tend to do so respectfully.

Because my flat is literally attached to the premises, if there were serious noise problems I would almost certainly be the first person affected. The fact that I rarely hear anything from the venue says a lot about how it is being run.

I would also like to say that I completely disagree with the statements made in Neighbour Comment A. I visit the venue regularly myself and the accusation that the business is somehow trading illegally is, in my opinion, completely absurd. From what I have personally seen, the venue operates in a normal and responsible way. I find it surprising that such a serious allegation can be submitted as an objection when it does not reflect what I and others actually see happening at the premises.

From my experience living here, I have no concerns about Wigtox Lounge and I fully support it continuing to operate.

[REDACTED]

Sent: 04 March 2026 14:18
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

Rawmarsh

S62 5NL

Comment Type: Support

Comment: DJ Statement from [REDACTED] regarding Noise Management & Licensing Compliance

I am an experienced DJ who regularly performs in licensed premises and fully understands the responsibilities placed upon venues under the Licensing Act 2003, particularly in relation to the prevention of public nuisance.

When performing, I ensure that music is kept at an appropriate and controlled level at all times. I am mindful that bass frequencies can travel further than general sound levels, and I actively manage this throughout the event.

Speaker positioning is carefully considered. Speakers are directed inwards towards the dance floor and away from the doors. Two have been turned completely off near the main door. They are not positioned near exits, and volume levels are adjusted appropriately depending on the number of attendees and the layout of the room.

In addition to monitoring sound levels from the DJ booth, checks are made outside the premises, particularly during peak times, to ensure that noise is not escaping at a level that can cause disturbance. If any concerns are raised, I immediately reduce the volume accordingly.

I work closely with the venue management and follow all instructions given to me regarding volume levels. Should I ever be asked to reduce the sound, I would do so immediately.

Towards the end of the evening, I gradually reduce music levels to assist with a calm and controlled wind-down of the evening.

I am fully aware of the importance of respecting nearby residents and always conduct myself professionally to ensure that my performance does not cause disturbance outside of the premises.

I am committed to supporting the venue in upholding all licensing objectives and complying with any conditions that is needed.



[REDACTED]

Sent: 04 March 2026 15:31
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

[REDACTED]

Application Number: RB2026/0238

[REDACTED]

562 5RG
Comment Type: Support
Comment: To Whom It May Concern,

I am writing to express my full support for the planning application relating to Wigtox Lounge at 33 South Street, Rawmarsh.

I live just a few doors away from the venue and therefore experience first-hand what activity on the street is actually like. From my position as a nearby resident, I can honestly say that I have not experienced any noise disturbance coming from Wigtox Lounge that has caused me any concern or disruption.

I am also a regular customer of the venue, and because of that I have seen first-hand how the team manage and monitor the premises. It is very clear that the staff are attentive and proactive when it comes to ensuring customers remain respectful of the surrounding residents. From what I have observed, they are conscious of noise levels and keep a close eye on the outside area to make sure that patrons behave appropriately.

Living so close to a venue like this, I fully accept that from time to time you may hear voices or people coming and going, and that is simply part of living near a community venue. However, I can honestly say that I have never experienced anything that has caused me concern or disturbance. Certainly nothing that would justify some of the claims that have been made regarding noise or bass levels.

In fact, the only noise that tends to become noticeable on the street is from vehicles occasionally driving down South Street with loud music playing from their cars. This is unrelated to the venue and something that happens from time to time on many residential streets.

I also feel it is important to provide some historical context regarding the building. I previously served as the Secretary of the former Ryecroft Club, which operated from the same premises for many years. During that time the venue was a busy and well-used social club which regularly had people visiting, socialising and enjoying the facilities. Outdoor seating and people gathering outside the premises has always been part of how the venue historically operated.

Because of this, it is difficult to understand claims suggesting that the current use of the building is somehow out of character for the street. The venue has always been a social hub for the community and Wigtox Lounge has simply continued that tradition in a positive way.

I would also like to address the suggestion that traffic associated with the venue is problematic. From my experience living on South Street, the only time traffic really builds up on the street is during school drop-off and collection times for the local primary school. During those short periods the street becomes noticeably busier than at any other time of the day. Outside of those times, the road remains relatively quiet, and I have not seen any traffic issues caused by the venue itself.

Overall, Wigtox Lounge has brought life back to a building that has always played an important role in the community. The atmosphere is welcoming, well managed and positive, and it is clear the team running it care about the venue and the area around it.

For this reason, I feel strongly that the venue should be supported. It would be extremely unfortunate if a small number of comments – particularly those suggesting significant noise disturbance – were allowed to prevent something that has clearly brought so much positivity back to the community.

From my experience living only a few doors away, those claims simply do not reflect the reality of what residents actually experience.

I fully support Wigtox Lounge and hope the application is given fair and balanced consideration.

Dear Sir/Madam,

I am writing this statement as the former landlord of Ryecroft Club.

During the time I managed the premises, the use of the front area for drinking was always part of the operation of the club. There was a fixed bench in place, along with additional removable tables and chairs which were put out during trading hours and taken back in at the end of each day. Customers regularly sat at the front with drinks, particularly in the warmer months. This was standard practice and well established over many years.

The rooftop terrace was also consistently used, primarily as a designated smoking area. It was an active and functional part of the premises. Likewise, the function room was always in use for parties, events and private functions. These spaces were not occasional additions — they formed part of how the venue operated on a regular basis.

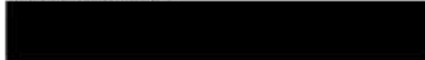
For that reason, I find it very surprising that the current owners are having to apply for permission to use areas that have historically and consistently been used in this way.

Having seen what the venue is like now, I strongly support their application. From my own experience as a landlord of the premises, I can confidently say the current owners and staff are doing a fantastic job. The building looks better than it has in years, it is being managed responsibly, and it is thriving once again.

It is genuinely lovely to see the venue adding something positive back into the area. In my opinion, it is exactly what the community needed.

I hope this statement assists and that their application is approved.

Yours faithfully,

A solid black rectangular box redacting the signature of the former landlord.

DOCUMENT 3

Incident Record – Resident Noise Concern

Resident Details

Resident Name: Micah (local resident of the street)

Initial Contact Date: Saturday 21st February 2026

Initial Complaint – Saturday 21st February 2026

Micah attended the premises and requested to speak with Carl or Helen. A member of staff advised that neither were present at that time.

Concerns raised

- Noise disruption
- Ongoing lack of sleep since the venue opened
- Allegations that her house trembled due to bass levels

The staff member listened to the concerns, took her contact details and confirmed the matter would be passed to management.

Carl and Helen were due to travel abroad early on **22nd February 2026**. Due to this, they instructed the venue's **Bar Manager, Gail**, to take responsibility for managing and responding to the complaint in their absence.

Proactive Follow-Up Visit – Monday 23rd February 2026 (Morning)

Gail attended Micah's property in person in a proactive effort to address the concerns. Micah was not home at the time; however Gail spoke with her mother and left a message inviting Micah to attend **The Lounge** after work to discuss the matter directly.

Resident Meeting – Monday 23rd February 2026 (Evening)

Micah attended **The Lounge** later that same day and met with Gail.

Micah reiterated the following concerns

- Noise disturbance
- Lack of sleep
- Alleged trembling of her property due to bass levels

Immediate operational control measures introduced

1. Door supervisor positioned outside to monitor and minimise patron noise, particularly in the smoking area
2. No drinks permitted outside the premises
3. Patrons waiting for lifts required to remain inside the premises
4. Taxi drivers requested not to use vehicle horns
5. Door supervisor to manage taxi arrivals and notify customers when their lift had arrived

Gail asked Micah to allow the **upcoming weekend** to demonstrate how these measures would operate. Micah agreed.

Gail also asked that if Micah was satisfied with the steps taken and communication remained open, whether she would consider **retracting her objection to the venue's application to vary conditions**. Micah stated she would consider this.

Operational Monitoring – Weekend 27th–29th February 2026

The venue operated a standard trading weekend including:

- **Friday:** Resident DJ performance
- **Saturday:** Live music act
- **Sunday:** Gender reveal party, karaoke and televised football

All operational control measures were implemented and monitored.

Resident Feedback

Following the weekend, **Micah sent Gail a text message thanking her and confirming that the weekend had been quiet.** She expressed appreciation for the measures implemented.

Further Feedback – 10th March 2026

On **10th March 2026**, Micah again contacted Gail via text message confirming that the **most recent weekend had been “spot on”** and stating that she **could not thank Gail enough**, explaining that the measures implemented **“make such a difference.”**

Ongoing Communication & Additional Measures

Micah was provided with **Gail’s direct contact number** to allow open communication should any future concerns arise.

Additional precautionary measures introduced:

- Speakers located near the front entrance have been **turned off**
- **Music volume reduced from 11:00pm on Fridays & Saturdays**
- **Music volume reduced from 10:15pm Sunday–Thursday**

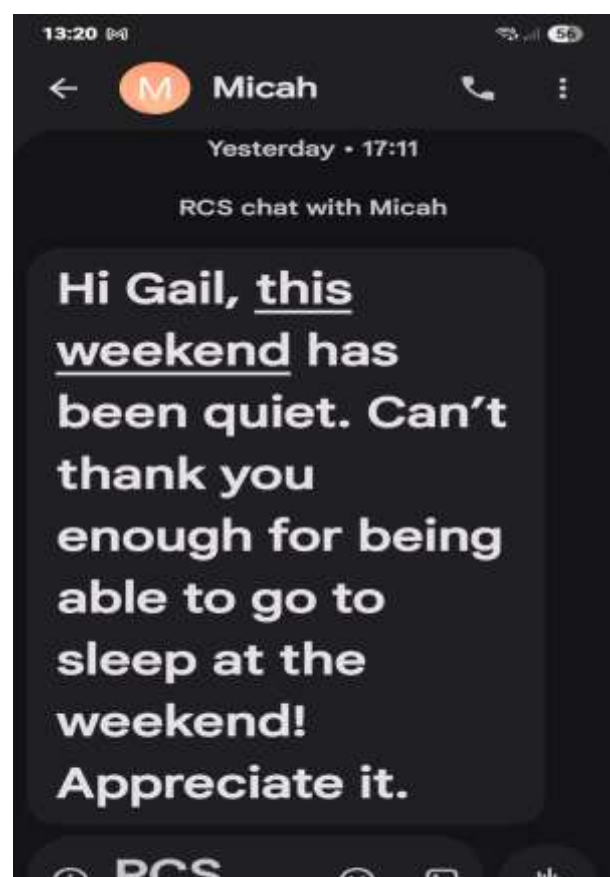
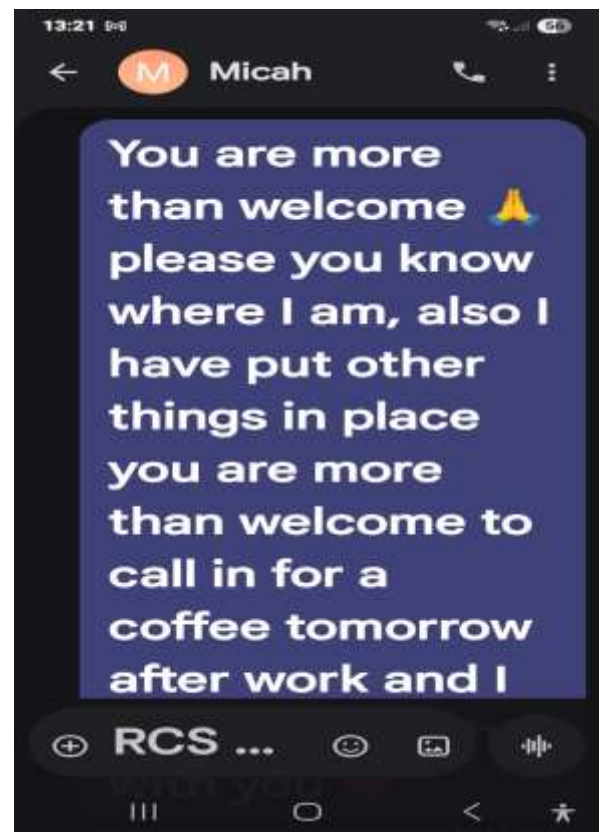
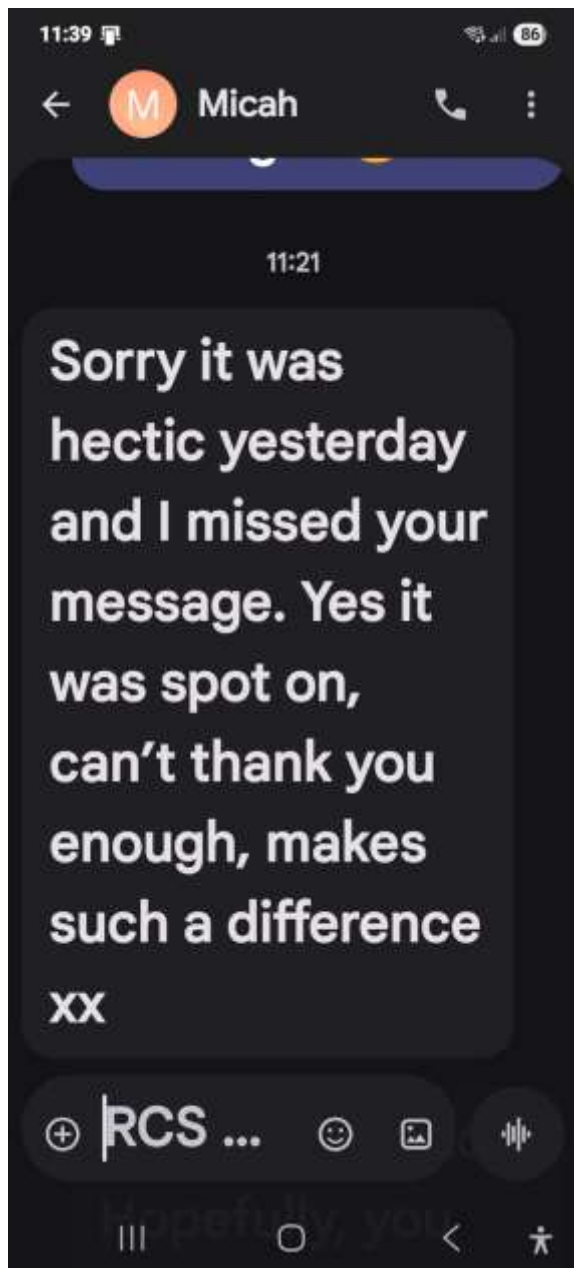
These controls are now implemented as **standard operating procedure.**

Appendix A – SMS Correspondence Evidence

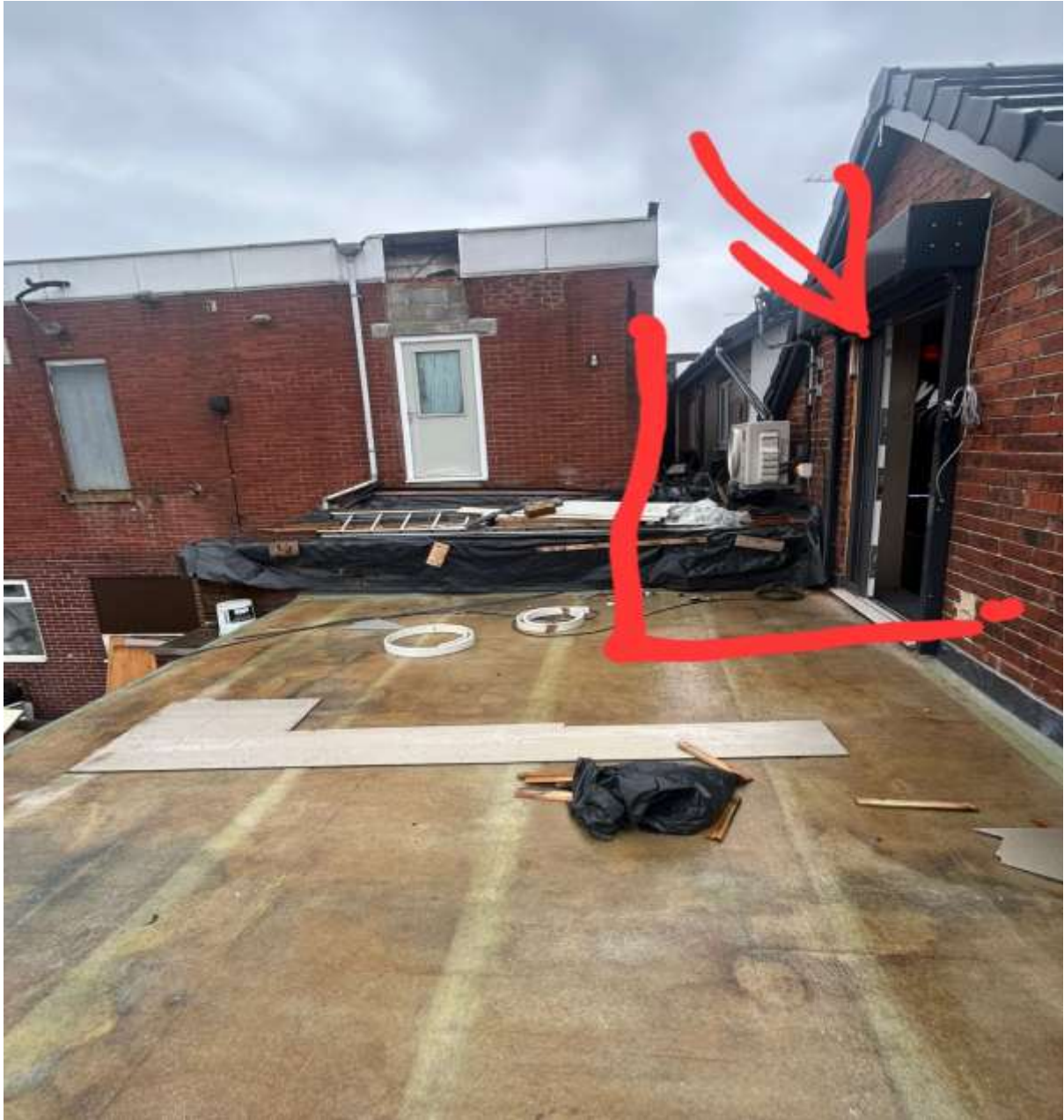
The attached SMS messages from Micah to the venue’s Bar Manager, Gail, confirm:

- The weekend had been **quiet**
- Appreciation for the **measures implemented**
- Confirmation that recent weekends have been

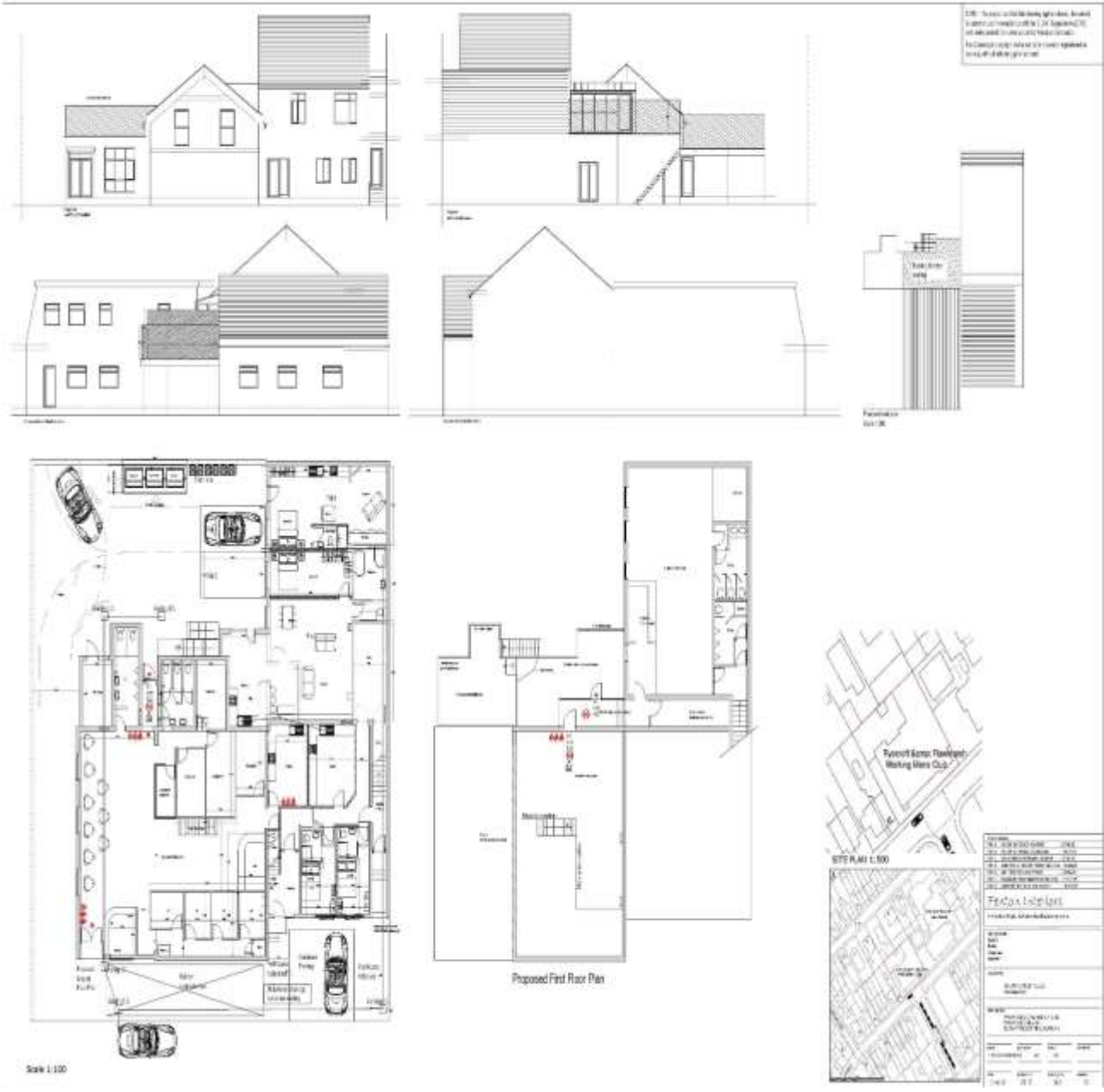
- Confirmation that recent weekends have been **“spot on”**
- That the changes made **“such a difference”**



DOCUMENT 4



This picture shows the entrance on to the rooftop terrace from the mezzanine level. The arrows indicate where the airlock corridor will be built.



Scale 1:100

DOCUMENT 5

Statement – Saturday 14th March

On Saturday 14th March I was working behind the bar at the premises. After briefly viewing the CCTV monitor located behind the bar, I noticed that a small number of patrons had gathered outside the front of the venue.

As part of our usual management of the outside area, I went outside to ask people to move on and to remind them to be mindful of the local residents and surrounding properties.

Whilst I was outside, I observed a woman approaching the venue wearing pyjamas. As I walked closer towards her, I noticed that she was recording the premises on her mobile phone. When I approached her, she put the phone away and stated that she had come over to complain about a group of girls who were further up the street.

I then approached the group of girls in question and asked them to keep the noise down and to move on from the street out of consideration for nearby residents.

The resident who had approached the venue thanked me for dealing with the situation and then returned to her home.

Signed: K. Hovey
Name: 15.3.26
Position: Bar staff
Date: KATIE HOVEY

Formal Witness Statement

I, the undersigned, make this statement in good faith and confirm that the contents are true to the best of my knowledge and belief. This statement is provided in support of matters relating to the premises and may be used for licensing or legal purposes.

On a recent evening, I attended the venue with my partner to enjoy a scheduled tribute act. During the course of the evening, I exited the premises to the designated smoking area.

Whilst outside, I observed a woman positioned near the neighbouring school grounds, which are situated directly adjacent to the premises. The individual was standing at a short distance from the venue and was holding a mobile phone at arm's length, clearly directed towards the premises.

It was apparent to me that the woman was recording the venue. She remained in this position for a period of time, continuing to hold her phone in a manner consistent with filming or photographing.

I found this behaviour unusual and noteworthy, particularly due to the positioning near the school boundary and the clear direction of the recording towards the premises and its patrons.

At no time did I observe any behaviour from staff or customers that would reasonably justify the need for such recording. The situation appeared to be initiated solely by the individual in question.

This statement is made to accurately document what I personally witnessed.

Statement of Truth:

I believe that the facts stated in this witness statement are true.

Name: JAMIE LEE

Signature: [Handwritten Signature]

Date: 18.3.15.03.26.

Understanding Ring Doorbell Microphone Working: Composition, Standards, and Applications



Ava Patel • March 10, 2026 • 6 min read

Types of Ring Doorbell Microphones

A Ring doorbell microphone plays a vital role in enhancing home security by enabling two-way communication between homeowners and visitors. The type of microphone used directly impacts audio clarity, noise handling, and overall user experience. Understanding the different microphone technologies helps you choose the best option for your environment and needs.

Omnidirectional Microphones

These microphones capture sound equally from all directions, making them highly effective for natural conversation flow at the doorstep.

- | Advantages | Limitations |
|--|--|
| <ul style="list-style-type: none"> • 360° sound pickup ensures no voice is missed • Excellent for off-axis speakers (e.g., | <ul style="list-style-type: none"> • Picks up unwanted background noise (wind, traffic) • Less effective in noisy environments |

Unidirectional Microphones

Designed to focus on sound coming from a specific direction—typically straight ahead—these mics prioritize voices directly in front of the doorbell.

- | Advantages | Limitations |
|--|---|
| <ul style="list-style-type: none"> • Superior voice focus and clarity • Reduces interference from side or rear noise sources • Excellent for targeted | <ul style="list-style-type: none"> • Requires visitor to face the doorbell directly • Poor performance if speaker is off-center |

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> children, delivery personnel) • Ideal for capturing ambient sounds for security monitoring • Smooth, natural audio during two-way talk | <ul style="list-style-type: none"> • May require digital filtering to enhance clarity | <ul style="list-style-type: none"> communication with visitors • Enhances speech intelligibility in moderate noise | <ul style="list-style-type: none"> • Limited ambient sound recording for security context |
|--|--|--|--|

Best for: Urban homes, narrow entryways, locations near busy streets or sidewalks

Best for: Quiet neighborhoods, homes with wide entryways, families with children or elderly visitors

Noise-Canceling Microphones

Advanced systems using multiple microphones and digital signal processing to isolate speech and suppress background noise.

Advantages	Limitations
<ul style="list-style-type: none"> • Exceptional audio clarity in loud environments • Actively filters wind, traffic, and distant voices • Uses beamforming and AI-based noise suppression • Optimized for reliable communication in cities 	<ul style="list-style-type: none"> • Higher power consumption and processing needs • More expensive due to advanced hardware • May occasionally over-filter, muffling softer voices

Best for: High-noise urban areas, homes near highways, commercial properties, or multi-family buildings

Microphone Type	Directionality	Noise Handling	Audio Clarity
Omnidirectional	360° Pickup	Fair	Good (natural)
Unidirectional	Front-Focused	Good	Very Good
Noise-Canceling	Smart Directional	Excellent	Excellent (clear)

Expert Tip: For optimal performance, position your Ring doorbell at eye level (about 4–5 feet high) and ensure the microphone isn't obstructed by weather shields, glass, or decorative elements that could muffle sound.

How Ring Doorbell Microphones Work: Technology, Features & Performance

The **Ring doorbell microphone** is a critical component of modern smart home security systems, enabling seamless two-way communication between homeowners and visitors. Beyond basic audio capture, these microphones are engineered with advanced acoustic technologies to enhance clarity, reduce interference, and ensure reliable performance in diverse environments.

Microphone Directionality: Capturing Sound Effectively

Ring doorbells utilize a combination of directional microphone designs to optimize sound pickup based on usage scenarios. Understanding the difference between

omnidirectional and unidirectional (directional) microphones helps explain how your Ring device captures voices clearly while minimizing unwanted background noise.

Omnidirectional Microphones

Omnidirectional mics are designed to pick up sound equally from all directions—360 degrees around the device. This makes them ideal for capturing ambient sounds such as footsteps, conversations near the door, or package deliveries happening off to the side.

In Ring doorbells, this feature ensures that no visitor goes unnoticed, even if they approach from an angle or speak softly near the entryway. It provides comprehensive situational awareness, especially useful in wide or open porch areas.

Unidirectional (Directional) Microphones

Unidirectional microphones focus on sound coming from a specific direction—typically straight ahead toward the visitor at the door. This directional sensitivity helps isolate speech and commands while reducing interference from wind, traffic, or distant noises.

When you're speaking through the Ring app, the unidirectional mic enhances voice clarity by prioritizing your voice transmitted from the speaker and filtering out peripheral sounds, resulting in more natural and intelligible conversations.

Voice Recognition & Smart Command Integration

Modern Ring doorbells integrate their microphones with voice recognition software to support responsive user interaction. The microphone continuously listens for specific audio triggers—such as a knock or ring—which activate the camera and send real-time alerts to your smartphone or tablet.

This intelligent listening capability ensures that important events are never missed. While the system does not process full voice commands like a virtual assistant, it uses audio cues to determine event significance and initiate cloud-based notifications promptly.

Noise Cancellation & Audio Enhancement

One of the standout features of Ring doorbell microphones is their use of ****advanced noise cancellation technology****. Many models employ multiple microphones working in tandem to distinguish human speech from environmental noise such as wind, rain, barking dogs, or passing vehicles.

By comparing input from two or more microphones, the system can identify and suppress background sounds while amplifying voices directly in front of the doorbell. This beamforming-like technique significantly improves audio quality during live view sessions and recorded clips.

Feature	Description
Multi-Mic Array	Uses 2+ microphones for improved sound capture
Digital Signal Processing (DSP)	Processes audio in real time to filter distortion
Wind Noise Reduction	Specialized filtering for outdoor conditions
Audio Compression	Optimizes file size without sacrificing quality

Audio Transmission & Connectivity

Once sound is captured, the Ring doorbell microphone converts analog audio signals into digital data. This digitized audio is then encrypted and transmitted securely over your home's **Wi-Fi network** to Ring's cloud servers.

From the cloud, the audio is relayed instantly to your mobile device via the Ring app, allowing you to hear visitors in real time and respond using your phone's speaker and microphone. End-to-end encryption ensures that all communications remain private and secure.

Power Management for Continuous Operation

To maintain constant readiness, Ring doorbell microphones are powered by the device's primary power source. Depending on the model, this may include:

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Supporting Statement

I am the owner of Memory Lane Day Centre in Rotherham, which provides care and support for patients of all ages living with Alzheimer's and dementia. Many of the individuals we support also have additional mobility issues due to age and other medical conditions.

As part of promoting wellbeing, social engagement, and maintaining a connection with the local community, I have on a number of occasions accompanied our service users to The Lounge. These visits have been extremely positive and genuinely beneficial.

The Lounge offers a calm, welcoming, and inclusive environment that is particularly well-suited to individuals living with dementia and cognitive conditions. The atmosphere is relaxed and not overwhelming, which is essential for our patients. The staff are consistently kind, patient, and attentive, showing a clear understanding of how to interact with vulnerable individuals. Our patients thoroughly enjoy visiting, often looking forward to the experience, and it is evident they feel safe, comfortable, and valued whilst there.

Opportunities like this are incredibly important. They help reduce isolation, support emotional wellbeing, and provide a sense of normality and enjoyment outside of a care setting.

It is also important to note that some of our patients will only feel comfortable sitting outdoors for a drink or food due to their medical conditions. For these individuals, access to a suitable and safe outdoor environment is not just a preference, but a necessity in order for them to attend and enjoy visits.

Although I believe the rooftop terrace is a wonderful addition and I personally look forward to visiting and enjoying this space, it is simply not suitable for certain individuals due to accessibility limitations.

However, following discussions with Carl, it is clear that during the summer months it would not be appropriate or fair to continue bringing certain individuals if the only outdoor option remains the rooftop terrace. A significant number of our patients are unable to manage stairs safely due to mobility limitations, meaning they would be excluded from accessing outdoor space altogether.

For this reason, I strongly support The Lounge's application for a front outdoor drinking area. The proposed front outdoor area would be fully accessible at ground level, with no stairs, making it suitable for individuals with mobility limitations.

This is a crucial point from a care perspective. An accessible outdoor space would allow all individuals, regardless of their physical ability, to enjoy fresh air and a social experience during the warmer months without barriers.

From a professional care perspective, this would ensure equality of access and allow us to continue bringing our patients without restriction. Being able to sit outdoors in a safe, welcoming, and easily accessible environment would significantly enhance their experience and overall wellbeing.

In my professional opinion, The Lounge is a valuable and positive addition to the local community, particularly for those living with dementia and other health conditions. The proposed outdoor area would further strengthen its role as an inclusive, supportive, and accessible venue for all.

I fully support this application.

Additional Evidence – from Responsible Authorities

Responsible Authority 3 – Licensing Authority

From: Alan Pogorzelec <Alan.Pogorzelec@rotherham.gov.uk>

Sent: 19 March 2026 16:28

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

Subject: Wigtox

Hi Diane,

Following a complaint from a local resident, Lisa Parkin and Oliver Ahton viewed the premises CCTV footage showing the “patio area” at the front of the premises. There was no audio, and the video only covers the patio area and pavement immediately beyond. The following is a chronology put together by the officers following their review of the footage:

00:00 2 people outside

00:30 7 people outside as they are leaving the premises appearing to be waiting for a taxi.

00:39 more people leaving, approximately 13 people outside

00:40 approximately 15 outside, again appearing to be waiting for a taxi.

00:45 10 people outside appearing to disperse.

01:00 last male approaching a vehicle, one female going back in, which I was told was to ask if they had found her purse.

01:10 premises frontage clear

01:23 premises frontage clear

01:34 premises frontage clear.

This will be referred to during the hearing on Monday.

Thanks,

Alan

Alan Pogorzelec
Licensing Manager
Community Safety and Street Scene
Regeneration and Environment
Rotherham Borough Council

Telephone: 01709 254955

Mobile: 07919304174

Visit our website: <https://www.rotherham.gov.uk>

Responsible Authority 4 – Community Protection Unit – Noise Team**memorandum**

Neighbourhoods



To:
LICENSING SERVICES

Date: 19 March 2026

For the attention of

Subject:

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

Contact:
Kirsty Leonard

Ref:
063799

Extension:
01709 255013

I write with reference to the above application, and to this department's objection issued on 24 February 2026.

Following notification of the hearing date, I am writing to provide additional information to add detail to our objection and in support of the committee process.

Update

We are engaged with the applicant regarding revisions of the Noise Management Plan and hope to have agreement on this by the date of the hearing.

We are aware that the applicant has made contact with an acoustic consultant and we have engaged with them directly regarding the application.

We intend to share both audio and video recordings at the hearing on 23rd March 2026. Included below is a list of the incidents we will be sharing

File name	Date & time	Content
XEFQ3461	01/02/26 – 00:18hrs	Audio and Video – Males and females congregating and shouting outside the premises
XYAY4086	20/02/26 – 23:03hrs	Audio and Video – Males and females congregating outside premises, shouting and swearing
DPSW4193	07/03/25 – 00:17hrs	Audio and Video – Persons shouting and congregating outside premises and shouting as they are walking away
KHTL7634	15/03/26 – 00:45hrs	Audio and Video – Group of females leave the premises and can be heard shouting upon exit. They congregate outside the school, before returning to the premises. They can be seen stood

		outside the premises and heard singing 'Should I stay or Should I go' with some males.
CZWI1920	15/03/26 – 00:49hrs	Audio and Video – Males and females singing and shouting outside premises
2026-02-01 at 01_06 recording	01/02/26 – 01:06hrs	Audio - Female and male voices shouting
2026-02-01 at 01_08 recording	01/02/26 – 01:08hrs	Audio - Female and male voices shouting and laughing
2026-02-01 at 01_09 recording	01/02/26 – 01:09hrs	Audio - Female and male voices shouting and laughing
2026-02-06 at 23_53 recording	06/02/26 – 23:53	Audio Female and male voices shouting and laughing

Further Comment

We would confirm that our objection remains as previously described. We are comfortable with the earlier opening time of 09:00, however later hours of operation increase the likelihood of further complaints and as such these cannot be supported.

Additionally, as activity to the front of the premises is already subject to noise complaints from 23:00 onwards, we are not in a position to support the removal of the condition restricting admission after this time, while the introduction of new noise sources at first floor level (roof terrace and function room) increases further the likelihood of public nuisance.

We would note that it remains possible, should complaints continue to be received, that this department will seek a review of the licence with the aim of restricting hours of operation to 23:00.

Should the committee be minded to approve the application, in full or in part, we would seek the following amended/additional conditions with the aim of avoiding public nuisance:

- The amendment of condition 29 on the existing licence to read: "Customers shall not be permitted to use the roof top terrace for the consumption of alcohol, food and non-alcoholic drinks after 21:00. However, customers will be permitted to use this patio to smoke until the premises closes. The area to the rear of the premises (car park) shall not be used for any of these purposes at any time."
- The addition of the condition: No live or recorded music shall be played in the roof top terrace at any time.
- The addition of the condition: Neither the roof top terrace nor the function room shall be brought into use until an appropriately qualified consultant has designed a scheme for the prevention of noise nuisance from these areas and the works identified have been implemented in full. The scheme should be submitted for the written agreement of the licensing authority before the works commence.

With regard to this last proposed condition, it is anticipated that the works will include but not necessarily be limited to:

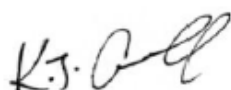
- the provision of a corridor connecting the main building with the function room;
- suitable controls to prevent noise breakout as outlined in the licensing authority's own objection (self-closers and the prevention of doors being propped open); and
- the provision of an appropriate acoustic and visual barrier around the edge of the rooftop terrace, though this will be for the applicant to determine / confirm.

- Assessment of the quality of the partition between the function room and the flats below.

There is a particular challenge for the applicant to overcome in respect of the function room, given the presence of the flats directly underneath. Structure-borne noise from any activity in the area will need to be carefully considered, especially at later hours.

Finally, if variation to the licence is approved, the Noise Management Plan will need to be amended to reflect the new model of operation, including any works undertaken and additional controls implemented to manage the new areas. This should be submitted for agreement before new areas come into use.

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



Signature

1. Ring Door bell – Audio & Video - 01/02/2026 - 00:17 hours to 00:19 hours

[XEFQ3461.MP4](#)

2. Ring Door bell – Audio & Video - 20/02/2026 - 23:02 hours to 23:04 hours

[XYAY4086.MP4](#)

3. Ring Door bell – Audio & Video - 07/03/2026 - 00:17

[DPSW4193.MP4](#)

4. Ring Door bell – Audio & Video - 15/03/2026 - 00:45 hours to 00:49 hours

[KHTL7634.MOV](#)

5. Ring Door bell – Audio & Video - 15/03/2026 - 00:49 hours to 00:52 hours

[CZWI1920.MOV](#)

6. 4 x's Audio Recordings



2026-02-01 at



2026-02-01 at



2026-02-01 at



2026-02-06 at

01_06_recording_69|01_08_recording_69|01_09_recording_69|23_53_recording_69|

Additional Evidence - Supplied by Other Persons Opposed to Application

Other Person 3

Sent: 15 March 2026 18:12

To: Sophie Ward <Sophie.Ward@rotherham.gov.uk>; Licensing <Licensing@rotherham.gov.uk>; Cllr David Sheppard <David.Sheppard@rotherham.gov.uk>

Subject: Last night - Wigtox

I just wanted to let you know that after a couple of quieter weekends last night was absolutely ridiculous, again!

I was woken in the early hours of the morning when people started to leave which built up to twenty past one in the morning they were then screaming and shouting outside.

Between the singing, talking someone down from a fight very loudly and shouting that someone called Kayla is a f***** slag repeatedly it was absolutely horrendous.

They were repeatedly told to be quiet, to leave the street by staff and residents none of which made the blindest bit of difference. Licensing & planning can you please ask for the footage from outside the venue for last night between 12am and 1:30 am so you can see it for yourself. It won't have captured down the road where I live and they were stood outside but hopefully you might see how disruptive it was.

I have missed out on mother's Day plans this morning because of lack of sleep and it's just ridiculous.

Sent: 18 March 2026 22:39

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>; Robert Morrell <Robert.Morrell@rotherham.gov.uk>

Subject: 33 south street

Please find attached my addition evidence in support for my representation to both licensing and planning.

For reference, Robert I have also completed my opposition statement on the council platform tonight.

Please let me know if there are any issues opening this document.

With thanks,

Rosedale
& Jones



Dear Kimberley and Micah,

Further to your enquiry regarding the impact of external factors on the value of your property, I provide the following professional opinion.

Property values are determined by several key factors, including local comparables, verified sold data, condition, structural integrity, kerb appeal, market conditions, build type, buyer perception, and competing listings. These collectively inform a price per square foot and an anticipated market value prior to marketing.

In relation to your concerns regarding noise and disturbance from the nearby public house at 33 South Street, Rawmarsh, S62 5RF, and its impact on your property at 50 South Street, Rawmarsh, S62 5RG, I consider these concerns to be both reasonable and material.

Buyer perception is a critical factor in marketability and sale price. Environmental issues such as noise pollution and antisocial behaviour can significantly reduce demand, particularly where properties are located close to late-night venues.

Prospective buyers often visit an area before arranging a viewing. Where adverse factors are identified, this can lead to reduced interest or cancelled viewings, resulting in longer sale times and downward pressure on price. Evening viewings frequently coincide with peak trading hours, increasing the likelihood that buyers will experience any disturbance firsthand. Mitigation measures such as glazing are typically insufficient to address issues linked to late-night activity and behaviour.

Where a formal complaint or neighbour dispute exists, there is a legal requirement to disclose this to prospective buyers. This can negatively affect buyer confidence and lead to reduced offers or withdrawal of interest.


While the exact impact varies, it is widely accepted that properties affected by ongoing disturbance may experience a reduction in value in the region of 5% to 15% compared to unaffected properties.


In my professional opinion, it is likely that some depreciation has already occurred due to the existing issues. Should the proposed extension of hours to 1:00am, along with external seating and a roof terrace, be approved, it is highly probable this would further impact both marketability and achievable sale price.


Yours sincerely,

Luke Gilbert

Managing Director and Senior Property Consultant

 [Info@rosedaleandjones.co.uk](mailto:info@rosedaleandjones.co.uk)

 www.rosedaleandjones.co.uk

 The Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

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W7 Registration Number: 237580576

Registered member
PRS
Property Redress Scheme

Other Person 4

Sent: 18 March 2026 13:16

To: Diane Kraus <Diane.Kraus@rotherham.gov.uk>;
Andrea Jones <andrea.jones@rotherham.gov.uk>; Cllr David Sheppard
<David.Sheppard@rotherham.gov.uk>; Cllr Rachel Hughes
<Rachel.Hughes@rotherham.gov.uk>; Sophie Ward <Sophie.Ward@rotherham.gov.uk>

Subject: Additional evidence

Please find attached my additional evidence in support of my representation.
Thanks,

16th Jan was after the planning notice had ended. This timeline focusses on weekends as this is when noise is the most disruptive.

Prior to the 16th Jan, there were disruptions every Friday – Sunday morning consistently since 7th November 2025, however given the time-consuming nature of this evidence I have not had time to add this. Planning and noise have been made aware throughout and evidence has been provided via the noise app and ring camera footage.

The intension of this evidence is to reflect the repeated and consistent disruption caused and give a snippet of the real-life impact it has on me as a resident. Wigtox, Lounge and the pub all relate to the same premises.

Date	Time	Impact
16.01.26	23:06 23:20-23:28 23:48	This was disheartening as the planning notice that was served made no difference. I did not get to sleep until after 1am. The noise was loud and jarring and when woken like this it causes fear and anger which I then need to calm down from before being able to get to sleep.
17.01.26	00:36 23:21 23:30 23:21 23:33 23:36 23:41 23:59	
18.01.26	00:00 00:02	
21.01.26	22:31 00:24 00:25	I had to take 2 hours flexi to go in later to catch up on sleep
23.01.26	21:12 23:07 23:25	Consistently not had a decent night sleep all week. We were meant to go to the beach for a family trip but were unable to because we were too tired for a long drive.

24.01.26	20:41 20:51 21:26 21:28 21:42 21:51 23:24 23:56	
25.01.26	00:15 00:43 21:44	
31.01.26	20:44 21:55 22:50 23:16 23:19 23:22 23:24 23:29	My manager spoke to me after this weekend and stated that I seemed even more tired and asked if the pub had kept me up. She asked if I needed to take some annual leave to recover from sleep deprivation.
01.02.26	00:00 00:02 00:04 00:13 00:15 00:16 00:17 00:18 00:20 00:21 00:25 00:33 00:53 01:00 01:06 01:11 01:13 01:15 01:21 01:24 23:13	
06.02.26	22:50 23:02 23:07 23:08 23:15 23:20 23:26 23:34 23:52 23:41 23:45	Did not go to sleep until after 1pm. Felt tired and impacted me for the rest of the week.

	23:52 23:53 23:55	
07.02.26	00:06 00:10 00:36 00:33 00:38 17:09 21:15 21:29 22:12 23:00 23:01 23:04	
08.02.26	00:06	
13.02.26	19:42 21:40 21:43 21:48 22:10 22:17	Was kept awake again. We were meant to be going out on a family day trip but did not wake up early enough to go due to being kept up late.
14.02.26	17:51 20:06 20:59 21:25	
15.02.26	00:07 00:12 00:10 00:13	
20.02.26	19:20 19:40 20:45 21:13 21:15 21:18 22:00 22:41 22:58 23:00 23:03 23:04 23:05 23:06 23:13	

21.02.26	00:24 00:31 00:33 00:37 00:39 00:40 00:44 00:46 00:49 00:53 00:54	I felt tired and incredibly emotional due to the late night noise and lack of sleep. I walked across to the lounge as I felt hopeless and that the incidents were intensifying and becoming more prolonged. The woman I spoke to was rude and said Carl and Helen were going on holiday so they don't have time to talk to me and took my name and number.
22.02.26	20:10 20:13 23:03	
27 th Feb	I met with Gail, as the owner was on holiday, we discussed and agreed implementations that could be put in place to reduce noise after a particularly poor weekend of noise. Gail attended my home address and asked to speak to me. I went to the lounge to discuss the noise. I felt hopeful and like I'd been listened to. I tried to phone the wigtox number and they never answer and it was daunting to visit the lounge so it was nice to feel heard and like action would be taken.	
28.01.26	No issue	These two weekends were amazing. My mood picked up, I felt hopeful that I had been heard, and simple actions had been taken to co-exist.
01.03.26	20:16	
06.03.26	00:17	
07.03.26	00:17 00:18	
13.03.26	21:18	Devastating and let down that the promises made were ignored. There was no dispersal, no door supervisor and the noise let me to have to visit the pub early hours in the morning. A staff member tried to disperse and failed. I went home and the noise continued and I had to come out again and dispersed them. I feel this put me at a huge risk addressing a large group of drunk individuals in terms of their unpredictability and the fact that they know my home address.
14.03.26	00:04 00:05 21:47	
15.03.26	00:38 00:42 00:43 00:45 00:49 - 00:59 01:12	
		I whatsapped Gail the manager Saturday night/Sunday morning as she advised me to do if there were issues and she hasn't even opened the message (two grey ticks so it has gone through, just not been opened). I feel I've been appeased while the licensing and planning review have taken place and that the owners have not implemented what the manager had. This tells me it's a choice the nuisances that are creating through poor management of the premises.

		<p>Due to the late night noise, we missed an early morning mother's day event as we were too tired to get out of bed.</p> <p>As a couple we've had to discuss if we need to move house as financially, we would have to choose between moving house and having IVF.</p>
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