

IN THE MATTER OF :

NEW PREMISES LICENCE FOR THE WIGTOX LOUNGE, RAWMARSH, ROTHERHAM

HELEN CLAYTON

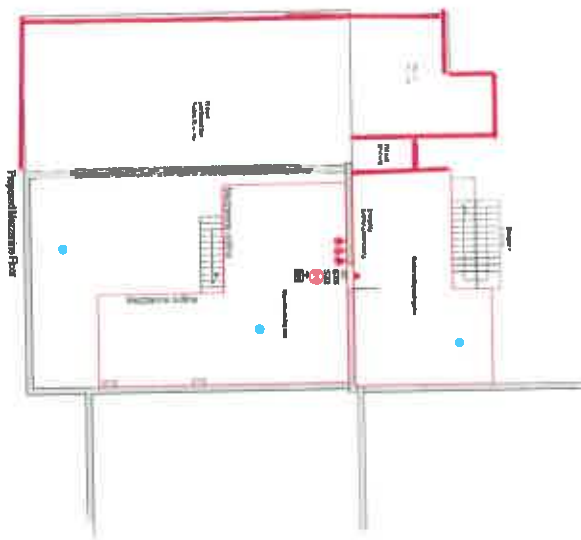
APPLICANT

APPLICANT'S BUNDLE

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

NOTE: The project to which this drawing applies should be summarized in compliance with the C.D.P. Regulations (posting and under control of a client representative Principal Contractor). This Drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.

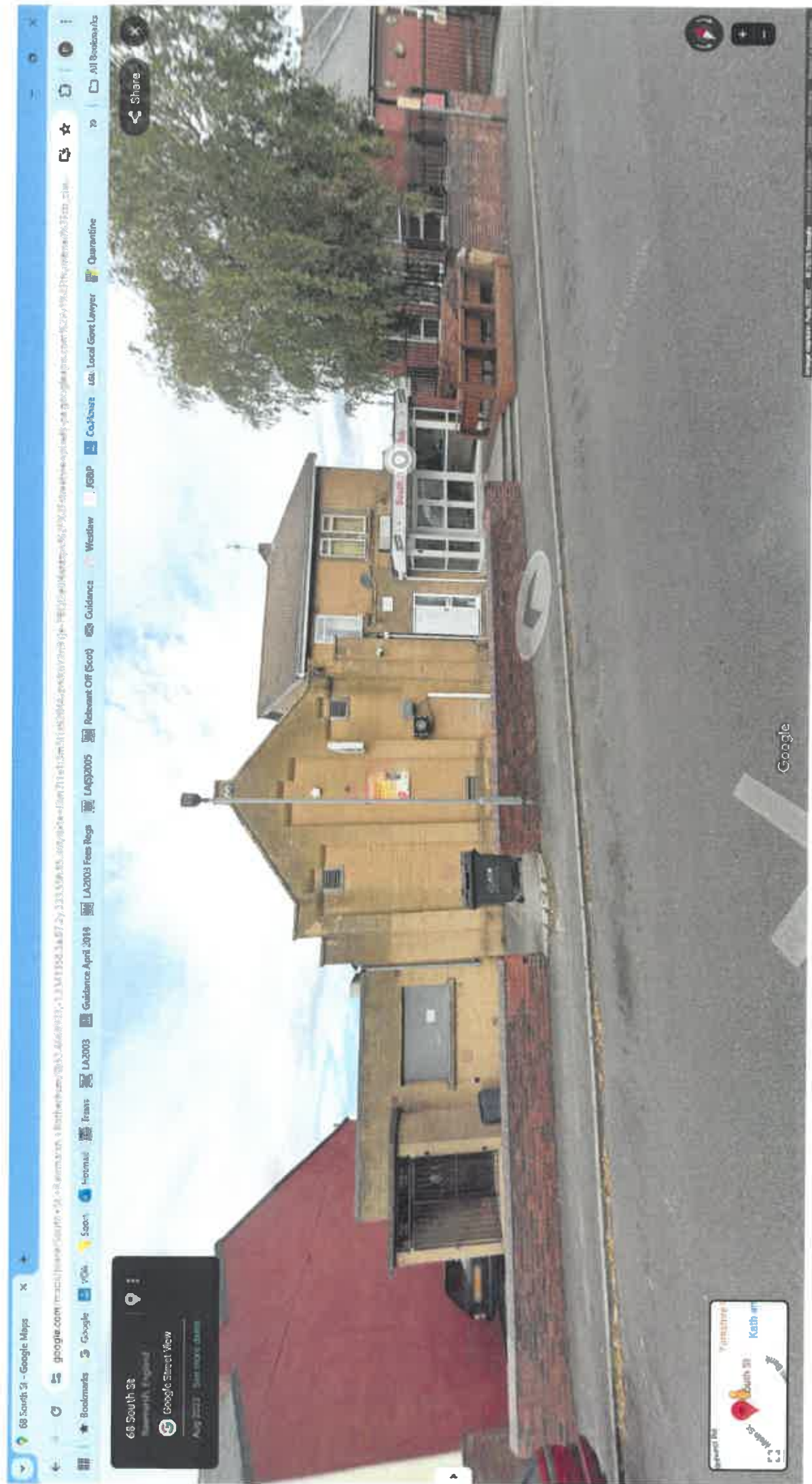
- [illegible]



DISCLOSURE REQUIRED: The Emergency Signaling to be provided in the event of a major accident or disaster will not be required on highways and be such that when in operation the information given off to vehicle owners substantially agrees with that provided by the Department of Transportation. The Department of Transportation is required to provide signaling, and also to provide a toll-free telephone number, 800-368-5646, for on a hand-operated system to be changed to 800-526-6671 1994.

Accordatura

[illegible]



2a







2a





29



Conditions Agreed with Licensing Enforcement Officer

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

memorandum

Community Safety & Street Scene

To:
PLANNING SERVICES

Date:
6 August 2025

For the attention of Robert Morrell

Planning Application: RB2025/0598

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

Contact:
Paul Windle

Ref:
062422

Extension:
823118

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

i) Consideration

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

ii) Conclusion

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

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

iii) Recommendations

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

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

Tel: 01709 823118

Email: landlordlicensing@rotherham.gov.uk

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

Environmental Health Officer

[REDACTED]

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

[REDACTED]

aka.ms/LearnAboutSenderIdentification]

Application Number: RB2025/0598
Name: Mark Asquith

[REDACTED]
Barnsley
S73 0AJ

Comment Type: Support

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

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

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

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

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



[REDACTED]

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

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Comment Type: Support
Comment: 33 South Street

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

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

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

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

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

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

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

Kind regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

Application Number: RB2025/0598

[REDACTED]

Comment Type: Support

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

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

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

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

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

[REDACTED]