

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,



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

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 The Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

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.
17.01.26	00:36 23:21 23:30 23:21 23:33 23:36 23:41 23:59	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.
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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