

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,

Our street is not a nightlife strip, it is a quiet residential area. Wigtox Lounge (33 South Street) is trying to expand even further, bringing more noise, more traffic, more disruption, and an even greater impact on our community. Since opening, the owners of Wigtox Lounge have shown no care or consideration for the residents who live here. They have already breached existing planning conditions, and Rotherham Council's Planning Enforcement are dealing with them for:

- Illegally staying open past business and licensed hours
- Erecting a tent without permission (in December 2025)
- Installing a large, overly bright digital advertisement and branded signage that is not keeping with the character of the area

Residents regularly see cars visiting the venue speeding dangerously down the street, parking across junctions and the yellow school zigzag markings, parking on the grass around Bisby and adding to noise and congestion late into the night. Now the owners want to expand even further.

Here is what they are asking for, and what it would mean for our street and neighbouring streets:

1 Extend alcohol sales, music, dance & film from 09:00AM every day

Allowing alcohol and loud entertainment from 9:00AM right next to a school would remove the mornings. It would mean early-morning drinking, noise and traffic happening only metres from where children arrive each day, creating an environment that is completely unsuitable for a school and a residential street.

2 Extend opening hours to 01:00AM on Fridays & Saturdays, with late admissions after 11PM

Late opening hours and late-night arrivals would bring significant noise, cars, taxis and groups of people until the early morning. This would turn South Street into a late-night destination, destroying the quiet and quality of life that residents currently rely on and seriously affecting sleep and wellbeing.

3 Open the roof terrace for food, alcohol, smoking & vaping from 09:00AM-11:00PM

Noise from the roof terrace travels far further than ground-level activity. This would cause voice, music, smoke and vapour to drift directly into nearby homes from morning until late at night, disrupting personal space, gardens, bedrooms and everyday life of nearby residents.

4 Open a first-floor function room, accessed via the roof terrace

A function room means bigger crowds and louder groups, with constant movement between the terrace and upper floor. This would greatly increase noise, foot traffic and disturbance for neighbouring households. These proposals will make South Street louder, busier, and significantly more disruptive for the residents who live here.

Please turn over the page for how to submit your objections to Rotherham Council's Licensing and Planning teams. Your voice matters, please help protect our residential community

Delivered by a resident of South Street.

Please

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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 (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:

Councillor Rachel Hughes

☎ 01709 273522

☎ 07503 854838

✉ rachel.hughes@rotherham.gov.uk

Councillor Dave Sheppard

☎ 01709 255948

☎ 07503 854838

✉ david.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.

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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.

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[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.

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[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]

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.

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[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

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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]

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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,

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Regards

[REDACTED]

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[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,

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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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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
[REDACTED]

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.

For these reasons, I strongly urge the committee to approve the application.

Appendix 11

Application Number: RB2025/0598



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.

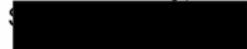
What stands out most to me is the family-friendly approach. Their plans to include activities and spaces for children is exactly what our community is missing. At present, there are very few safe, welcoming places where families can enjoy time together without having to travel further afield. This will 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,



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.

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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 – 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.

Appendix 11

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.

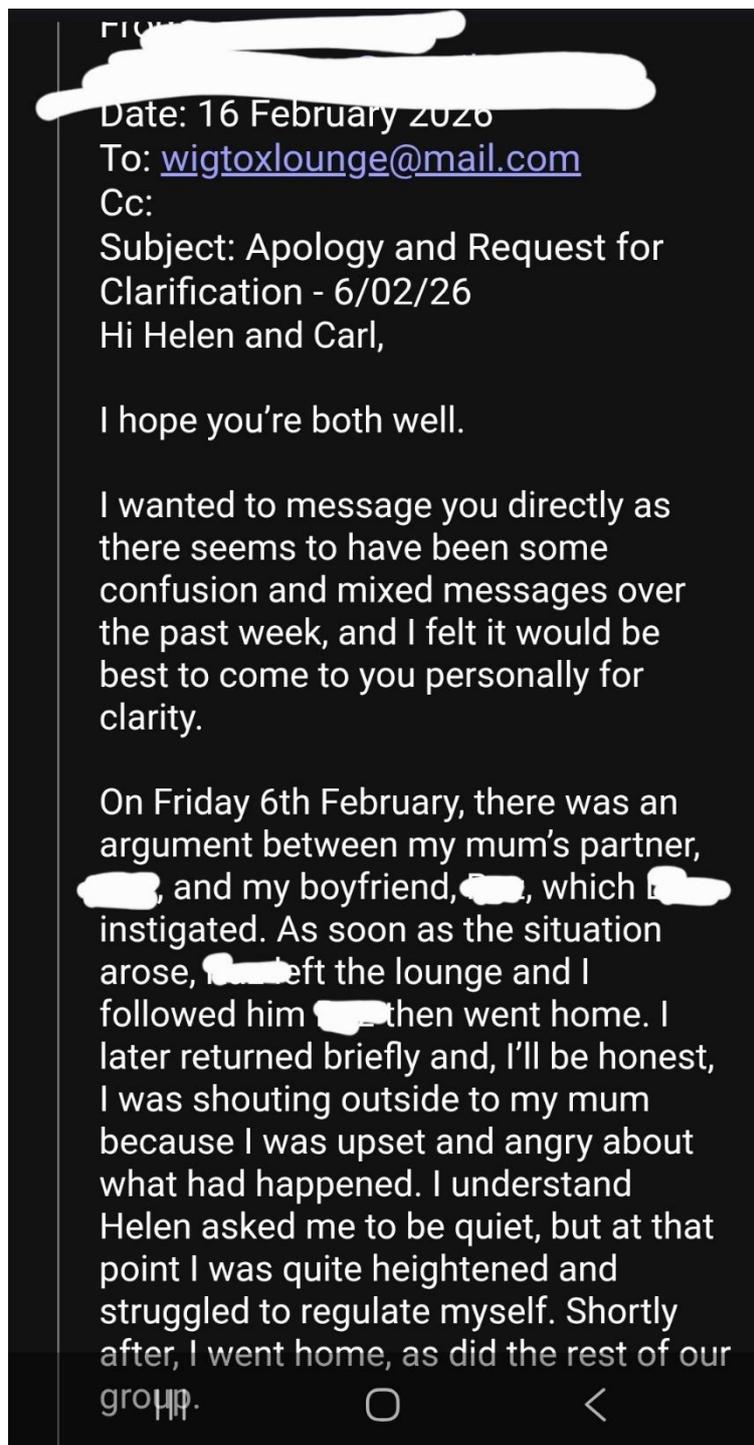
Kind regards,

Carl

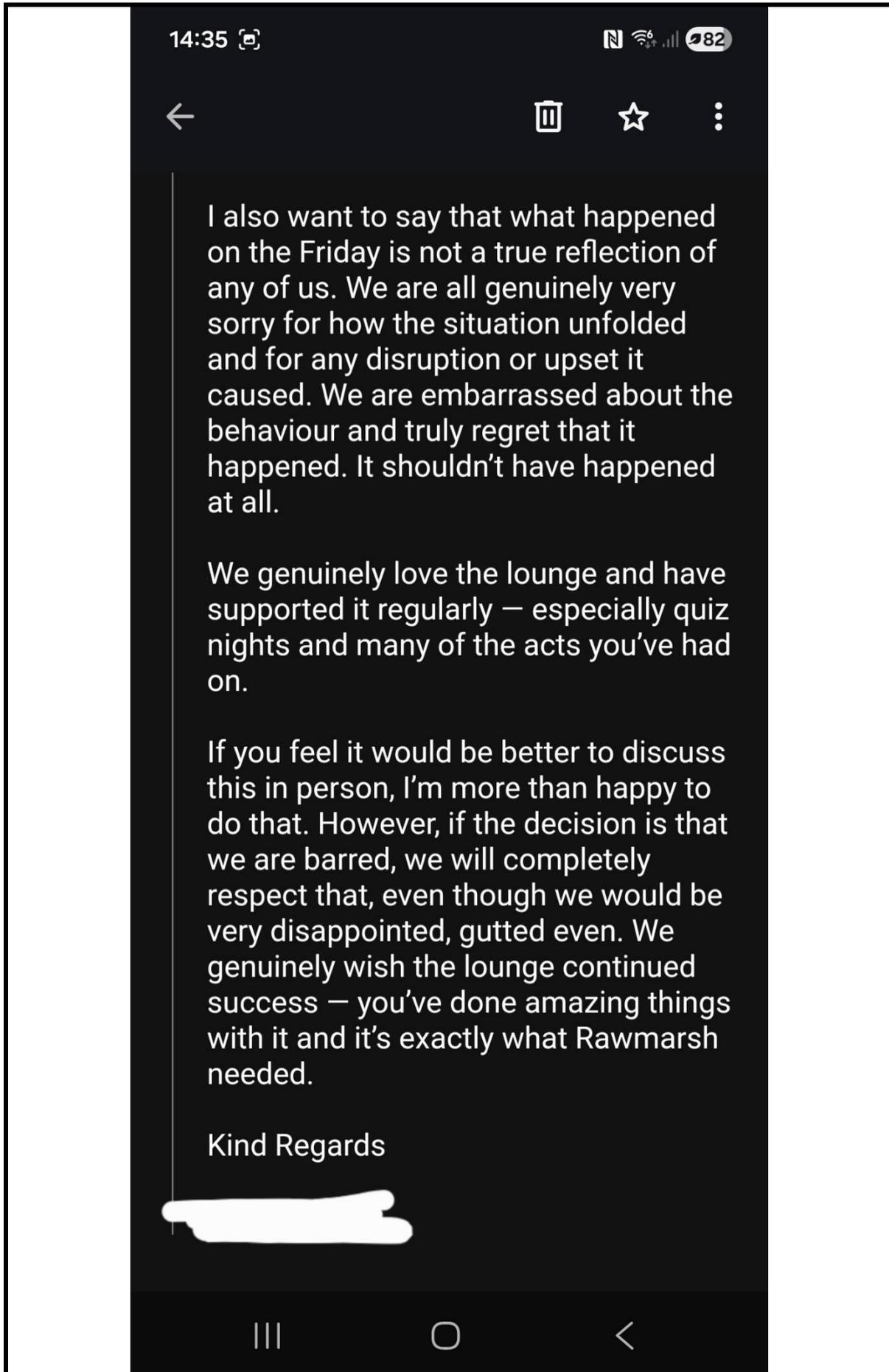
Appendix 11

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



Appendix 11



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

Appendix 11

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.

Appendix 11

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.

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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

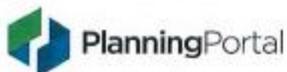
We maintain that:

- 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.

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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

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

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

FOR OFFICE USE ONLY

Fee	Receipt	Date



Environment &
Development Services

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR	First name:	CARL
Last name:	CLAYTON		
Company (optional):	WIGTOX COSMETICS		
Unit:	House number:	33	House suffix:
House name:			
Address 1:	SOUTH STREET		
Address 2:	RAWMARSH		
Address 3:			
Town:	ROTHERHAM		
County:	SOUTH YORKSHIRE		
Country:	ENGLAND		
Postcode:	S62 5RF		

2. Agent Name and Address

Title:	MR	First name:	WAYNE
Last name:	HAYWOOD		
Company (optional):	JOHN BOX ASSOCIATES		
Unit:	House number:	166	House suffix:
House name:			
Address 1:	MOORGATE ROAD		
Address 2:			
Address 3:			
Town:	ROTHERHAM		
County:	SOUTH YORKSHIRE		
Country:	ENGLAND		
Postcode:	S60 3BE		

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3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

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:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

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.	02 - PROPOSED PLANS	6.	
2.	04 - OPENING HOURS	7.	
3.	05 - DELIVERIES	8.	
4.	06 - OUTDOOR SEATING	9.	
5.	07 - CONSUMPTION OF ALCOHOL	10.	

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:

NA

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:

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):

Appendix 11

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):

17.02.2026

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

john.bax@btconnect.com

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:

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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

Appendix 11

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.

Appendix 11

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.

Appendix 11

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.

Appendix 11

[REDACTED]

Sent: 20 February 2026 13:41
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment

Application Number: BB2026/0238

[REDACTED] 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.

Appendix 11

[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.

Appendix 11

[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.

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]

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.

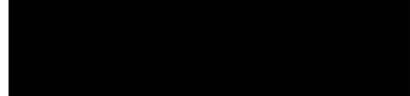
Appendix 11



Sent: 20 February 2026 15:02
To: DevelopmentControl
Subject: Rotherham Metropolitan Borough Council Online Planning - Comment



Application Number: RB2026/0238



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

[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.

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



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.