

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Atkinson
Date: 06 November 2023 16:14:34

From:
Sent: 29 September 2023 19:21
To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: BULAN, 119 Dale Road, Matlock DE4 3LU

Warning External

To Members of the Licensing Committee

I understand that the review process in respect of the premises licence of the above property has been restarted. My original representation, as set out below, still stands.

To Members of the Licensing Committee

I note, without surprise, that the Chief Constable of the Derbyshire Constabulary has sought a review of the Premises Licence in respect of Bulan, 119 Dale Road, Matlock, DE4 3LU held by Luke Jonathan Taylor. I hope that the Licensing Committee will take account of the fact that it is a very long time since we enjoyed uninterrupted sleep on both Friday and Saturday nights as we are invariably wakened at various times between midnight and 3 o'clock on a Saturday and Sunday morning by extremely rowdy persons making their way from Dale Road either into the car park in Olde Englishe Road or across the bridge into Hall Leys Park. There can surely be no reasonable need for licensed premises to be open until so late, particularly in an area where there is a substantial amount of residential property.

Thank you

Nicholas Atkinson
7 Parkside
Olde Englishe Road
Matlock
DE4 3SX

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Burfoot - Cllr Mr and Mrs
Date: 06 November 2023 16:24:34
Attachments: [image003.png](#)
[image006.jpg](#)
[image004.png](#)
[image001.jpg](#)
[image005.png](#)
[image002.png](#)

From: Burfoot, Councillor Sue <Susan.Burfoot@derbyshiredales.gov.uk>
Sent: 27 September 2023 13:01
To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Subject: Fwd: Application for Review of Premises Licence held by Bulan Bar/Nightclub, 119 Dale Road, Matlock

Dear Eileen

Please find below our submission regarding the above dated the 10th September.

Our view has not changed and therefore our original submission still stands.

Please acknowledge receipt of it.

Kind regards

Councillors Sue and Martin Burfoot
Matlock West

From: Burfoot, Councillor Sue
<Susan.Burfoot@derbyshiredales.gov.uk>
Sent: 10 September 2023 20:01
To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Cc: All Councillors
Subject: Re: [OFFICIAL (SENSITIVE)] IMPORTANT INFORMATION -
Application for Review of Premises Licence held for Bulan
Bar/Nightclub, 119 Dale Road, Matlock

Dear Eileen

Thank you for your e mail informing us that an application for a Review of a Premises Licence has been received relating to that held by Bulan bar/nightclub on Dale Road in Matlock.

We understand that this is a serious issue as such applications are served on the Council by the Chief Officer of Derbyshire Constabulary.

We have both read the application and our response is as follows...

As local District Councillors, we are not at all surprised that this

application for review has been received but question why it has taken this long given the number of complaints made against these premises and it's management.

Clearly, three of the licensing objectives have been contravened for some considerable time in terms of prevention of crime and disorder, public safety and prevention of public nuisance.

As local elected councillors we have been contacted on numerous occasions by nearby residents in Dale Road, who have had to withstand significant and serious incidents and breaches of the licensing objectives over a long period of time.

We are shocked, but not surprised by the number of incidents detailed in the review - actual bodily harm, violence, drunkenness, drug dealing, anti social behaviour, and alleged criminal damage.

We are particularly shocked to read in the police report that Bulan bar/nightclub has had one of the highest number of incidents reported across the Districts of Chesterfield, Amber Valley and High Peak.

The lives of those residents, some with children, living on Dale Road have been made intolerable especially at weekends. All efforts and interventions by the police and the Council appear to have had no effect.

We would point out that in the police report it states that ' Bulan currently presents a significant risk to the public'. This is totally unacceptable in our town.

The opening times/sale of alcohol limits have never in our view been acceptable.

In view of all the evidence detailed, we are disappointed that the application does not seek to revoke this licence, but only to reduce the hours of operation and enhance the conditions.

If the final decision is not to revoke the licence, then we would expect the sale of alcohol on Friday/Saturday and Sunday to be limited to no later than 11pm and opening times until 11.30pm on those days. The other proposed conditions are absolutely necessary.

Kind regards

Councillor Sue Burfoot
District Councillor Matlock West Ward and County Councillor Matlock
Division

Councillor Martin Burfoot
District Councillor Matlock West Ward

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Bulan Licensing Review
Date: 15 September 2023 11:41:35

From: Greenwood, Alena <Alena.Greenwood@derbyshiredales.gov.uk>

Sent: 08 September 2023 16:36

To: Community Safety <CommunitySafety@derbyshiredales.gov.uk>; Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>

Subject: Bulan Licensing Review

Good afternoon

Derbyshire Dales District Council's Community Safety Team supports the Police application for the review of the Premises Licence held in respect of Bulan Bar/Club, located on Dale Road in Matlock. Whilst Community Safety is not a Responsible Authority named in the Licensing Act 2003, the team works closely with the Police in tackling the prevention of crime and disorder and protecting community safety.

This application for a Review of the Premises Licence is supported, as it is the Police's last resort in attempting to deal with the increasing number of crime and disorder issues associated with the premises. It is considered that the revisions proposed to the operating times and the licensing conditions would assist in promoting the public safety, the prevention of public nuisance and the prevention of crime and disorder licensing objectives.

In April 2022, community safety, as the lead partner in the Community Safety Partnership, received an application for a Community Trigger (now known as an Anti-Social Behaviour (ASB) Case Review). The purpose of this review is to give victims of ASB, who are not happy with how their complaints have been handled, the opportunity to have their issues looked at again by all the agencies involved to see if there has been anything else that could have been done to address their complaint/s. This review was led by an independent chair from another local authority in Derbyshire. The complainant had issues with noise emanating from the premises and disturbance outside, particularly at closing time

Despite very little reported ASB directly to the council, the application did meet the threshold to hold the review as there were 3 incidents reported in a 6 month period. All agencies involved were asked to provide details of their response to the complaints. Those asked to respond were licensing, environmental health, community safety and the police.

The case review meeting was held on 04/05/22 and an action plan was developed as a way of addressing the ASB concerns. At the time, the police took the stance that call outs for incidents at Bulan were no greater than for any other licensed premise in Derbyshire Dales. The complainant was advised that the case review could only address ASB related issues and that all agencies involved had responded appropriately. The applicant was advised that they could seek a licensing review if they felt this was necessary.

However, from fortnightly ASB Tasking meetings with the police and regular reports from residents of the area, it is clear that the situation has deteriorated. Reports of weekly noise disturbance and offensive language in the early hours of the morning from drunken patrons swearing and arguing with each other; frequent outbreaks of violence where the door staff have been ineffectual at breaking up the fighting; glass bottles and glasses being taken outside (despite restrictions prohibiting this); glass being thrown and broken against people's properties and into their gardens and drunken males urinating and vomiting in nearby gardens.

Alena Greenwood

Community Safety Lead

Community & Environmental Services

Derbyshire Dales District Council

Town Hall, Bank Road,

MATLOCK, Derbyshire. DE4 3NN

01629 761187

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Dakin
Date: 06 November 2023 16:15:42

From:
Sent: 04 October 2023 14:16
To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Subject: Re: [OFFICIAL (SENSITIVE)] URGENT - Review of Premises Licence - Bulan, Dale Road, Matlock

Warning External

Please find our representation below in relation to the above, and to support the police in the reduction of hours of operation and our reasons why:

We are aware the process has been restarted and our original representation below still stands.

Our property is directly to the side of the sensory gardens in Hall Leys Park, on Derwent Avenue. We have already reported anti-social behaviour on the park, in the early hours of the morning, which usually starts at midnight until 4:00 am in the morning.

Once people leave the venue, they continue down Old Englishe Road to the park, gather around the park bench in the sensory garden under the light. We have reported this and requested the bench be relocated. They are very loud, swearing, verbally abusive, drinking and taking drugs, going to the toilet in the Park, as well as other anti-social behaviour. There has also been assaults around this area.

We feel that 2:00 am is more than an acceptable time to close in the centre of town, at weekends; with more regulations, controls at venues in place and if possible, some sort of security presence that is able to move people on in this area, in order to disperse them at these times.

In the last few years everything now appears to be directed towards Dale Road in the evening, which is building up for more serious incidents to happen. We feel our concerns are not taken into account when licences etc are agreed.

Whilst we acknowledge the need for entertainment and social venues, this we do feel however, it should not be at the expense of local residents who are disrupted by anti-social behaviour.

There are also no signs at the top of the park just to remind people to consider/respect local residents and for them to keep the noise down outside of social hours.

Anthony and Denise Dakin
The Leys Cottage
Derwent Avenue
DE4 3LX

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Glossop
Date: 06 November 2023 17:02:37

To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Subject: [OFFICIAL (SENSITIVE)] Bulan Matlock review on staff /door staff

From: Chris Glossop
Sent: 06 October 2023 13:11
To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: Bulan Matlock review on staff /door staff

Warning External

Great friendly atmosphere with fair polite doorstaff fast friendly service from the bar staff and one of the best places in matlock to go for a drink cheers Chris

Sent from [Outlook for Android](#)

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Gray
Date: 06 November 2023 16:17:55

From:
Sent: 29 September 2023 17:37
To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>; Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: Re: [OFFICIAL (SENSITIVE)] URGENT - Bulan Review of Licensing Representation

Warning External

Dear Eileen,

Thank you for your call and email explanation.

As confirmed via the call, please see below my previous representation dated 5th September 2023.

Please can I submit this, acknowledging the process has started again.

Many thanks once again; have a great weekend.

Kind regards,
Alexander Gray

From: Alexander Gray
Sent: 05 September 2023 12:31
To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: Bulan Review of Licensing Representation

Warning External

Dear Sir/Madam,

I hope this email finds you well.

Thanks to the efforts of local residents and PC Holdgate, I've seen the licensing review application and wish to make a representation with regards to this matter.

My experience with Bulan has not been favourable and my comments are specific to reducing nuisance and crime / disorder.

My partner and I live at 2 Olde Englishe road, Matlock, DE43RR. This is located approximately 50/70 meters from the rear service entrance and outdoor seating area of Bulan.

We have experienced a weekend of discomfort, every single weekend since it was opened. I struggle with sleep quality/quantity on a nightly basis and since Bulan has opened it has only become worse. This is due to several factors.

- Loud Bass - through the walls of our building (we are connected via another building) and sounds emanating from Bulan - windows closed is annoying, windows open is unbearable. This causes me hours of sleeplessness even with ear protection to reduce background noise.
- I also added for context the harmful effects of even low level / low frequency sounds to the human brain at night in respect to its disturbance of REM sleep cycles and cortisol production resulting in lower moods and sleep quality. <https://pubmed.ncbi.nlm.nih.gov/12493567/>
- Loud Treble and Vocals - We have lost the use of our upstairs guest bedroom since guests couldn't get a night's sleep due to the ridiculous levels of sound coming through directly from Bulan. All windows closed and yet nothing to be done.
- Loud Guests - Drunken guests with doors open on the outdoor area releasing yet more noise into the night further adds disturbance.

We have had several noise scanners fitted by licensing and reviewed, unfortunately they didn't pick up the exact level of noise to enable enforcement at that time however, we also noticed an uptake in levels, however - this requires me and my partner to get out of bed between 23:00 and 03:30 to press the record button, further adding disruption. We did raise the issue that there isn't an 'exact' level to be determined as a nuisance but there is one for there to be enforcement.

We have raised the issue with Mr L Taylor on several occasions with no positive effect. Over the last 2/3 weeks those noise levels have only increased, I assume to windows and doors being left open on their building.

Lastly we also note a repeated smell of Cannabis coming from the property at intervals throughout the week, which leaves us questioning the suitability of the licence holder/guests and on site dwellers in this respect.

We agree the licensing parameters should be amended with further review of the buildings sound proofing (ie has Bulan been fitted with reasonable solutions to contain the noise) plus a noise abatement noticed enforced, levels fitting to a protected area of natural beauty and tourism.

My personal details are - Alexander Gray, 2 Olde Englishe Road, Matlock, DE43RR -
Kind regards,
Alexander Gray

Representation from Mr Richard & Mrs Sarah Plant

96 Dale Road, Matlock, Derbyshire, DE4 3LU

Sunday 10th September 2023

We are writing in response to the review of the licence at Bulan Nightclub, 119-121 Dale Road, Matlock.

Our complaints to the council and police are well documented, and we ask that these are included and form part of our representation. The information below is to be appended to this history.

Our request is that the licence is to be revoked completely as the licensee has shown that he is incapable of controlling the antisocial behaviour and crime despite vast amounts of council and police time spent in support. The licence is inconsistent with the location which is mixed residential and a conservation area.

As an overview, our complaint relates to noise nuisance from loud music, fights and shouting from people gathered outside the club into the early hours of the morning, along with antisocial behaviour and crime that we see on our street directly in front of our house. This has had a huge negative effect on our family, depriving us of sleep and causing lasting upset to our children who have been affected by sleepless nights and their witnessing violent crime from their bedroom windows. We have suffered this along with people using our front garden as a toilet and entering our rear garden to smoke and socialise. We have provided evidence of the havoc caused by patrons of this club, including video recordings of violence, brawls and other anti-social behaviour. We have been engaged multiple times by the police to provide witness statements after crimes have taken place in front of our house, and spent a considerable amount of time and effort on behalf of the victims of these crimes.

Although the police review is based on the events of the previous past 12 months, we have been disturbed and intimidated by this establishment since their opening 2 years ago.

The licence holder has shown not only that they are incapable of running the premises in a way that does not make the premises a crime hotspot and a major disturbance to those living around it, they have also evidenced that they are unable to improve the situation, even with the extraordinary amount of help, visits and support they have received from the police and council. They have broken the licence terms by staying open longer than they should, and ignored the letter from Lorraine Johnson from Derbyshire County Council on the 26th August 2022 instructing them not to obstruct the footway with their barriers.

We feel that the review of the licence should suggest that the licence should be removed from the property altogether as it has been demonstrated repeatedly that it cannot be run without significant disturbance and increase in crime in the area. Our evidence for this is as follows:

- The council have supported this venue to reduce crime and disturbance but has failed to reduce incidents as evidenced by the police report and recent breaches of the premises licence conditions.
- The police have made regular visits, providing training and support, but the club is still not able to reduce the crime and disturbance sufficiently.

- Residents have had to suffer continual disturbance from anti-social behaviour and crime during the club's hours of operation.
- The license was issued before the smoking ban in July 2007, meaning that where customers were previously able to smoke inside, they now gather in the illegal smoking enclosure on the street, disturbing residents at unreasonable hours.
- The area is a conservation zone, which restricts residents from taking action to protect their properties against the noise nuisance from this premises.
- The council do not have a mechanism to support local residents affected by disturbance from late licences, such as an out of hours phonenumber or on-duty officer. The police do, but only for crime, not for noise nuisance or environmental health issues.

The police review suggests that the hours are reduced to 2am. We would like to draw attention to the fact that not all crime and disturbance took place in this 2-3am window and reducing the time frame may only compress the issue rather than reduce the crime caused by this venue.

We firmly believe the council and police have invested sufficient resource in support of the club, and the crimes listed in the last 12 months are evidence that the licence is inappropriate and should be removed.

Why a 2am Licence is Insufficient Change

The anti-social behaviour and crime isn't restricted to the period 2:00 AM – 3:00 AM. Please see below some instances of problems outside those times:

- Nov 14, 2021. Fight at 1:11
- Feb 13, 2022. Fight at 1:13
- July 2, 2022. Fight at 0:50
- Jul 3, 2022. Fight at 1:17
- Jan 27, 2023. Fight at 11:43
- Jan 28, 2023. Fight at 1:19
- Feb 04, 2023. Fight at 0:43

Our security camera has picked up many more instances of fights, antisocial behaviour, vandalism, breaches of the licence terms, drinking in the street and trespass. The ones above are just a sample of the problems BEFORE 2AM. That is why we want the licence removed all together.

Why the Recent Period is Not Proof of Improvement

Although through the duration of the review period we have not needed to call the police for a fight, we believe this is due to very low attendance at the club. We are still woken by shouting and disturbance from patrons leaving, but there is a very low attendance, far below the 304 people permitted by the licence. Even last night (16th Oct) a girl had to be pulled away as she shouted abuse at someone after coming out of the club.

We are certain that if changes to the licence are not made, and if the visitors increase, we will be at the start of this process again with a drain on police and council resources.

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Scheinkonig
Date: 06 November 2023 16:21:18

From:
Sent: 05 October 2023 14:57
To: KRIS SCHEINKONIG
Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Subject: Re: Application for a Review of a Premises Licence, Bulan night club

Warning External

We are aware the process for reviewing Bulan's licence has been re-started for technical/administrative reasons. Our objections still stand and we re-submit our letter

----- Original Message -----

From: "KRIS SCHEINKONIG"

To: eileen.tierney@derbyshiredales.gov.uk

Sent: Sunday, 10 Sep, 23 At 15:16

Subject: Application for a Review of a Premises Licence, Bulan night club

As residents of Derwent Avenue, please add our support to the Police in their request for a Premises Licence Review held by Bulan (Late Bar/Night Club) 119 Dale Road, Matlock. The number and range of incidents, including violence, have increased in the past 12 months. We are frequently disturbed in the early hours of the weekend by drunken anti-social behaviour, especially around what was referred to as the blind garden.

Our hope is the licensing authority will support the review and seek to reduce the opening hours, and introduce measures that will reduce the risk of serious incidents and anti-social behaviour.

Kris and Gill Scheinkonig

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: venter
Date: 06 November 2023 16:22:18

From: Elizabeth Venter
Sent: 30 September 2023 17:34
To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
Subject: Application for a Review of a premises licence: Bulan Bar / Nightclub, dale road Matlock

Warning External

Dear Madam we are writing in support of the Police enquiry into this matter.

We have experienced the noise, and anti social behaviour of the revellers from this premises since it was the sportsman's bar.

When they lock there doors at 3am in the morning it takes a good 90min, before it is quiet,

The people go to the park and shout, scream, swear or just talk very loudly

They also come into Derwent Ave , very noisy and wake everyone .

They use the street and gardens to relieve themselves.

We will be very happy if you could change their licence to sensible hours.

Thank You

Sincerely

Willem & Elizabeth Venter

Cedar House
Derwent Ave

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Wain - Cllr
Date: 06 November 2023 16:23:17

From: Wain, Councillor Steve <Steve.Wain@derbyshiredales.gov.uk>

Sent: 19 October 2023 08:22

To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>

Subject: Support for the licensing review of BULAN.

Eileen.

I write regarding the application for a review of the premises license for the Bulan bar/nightclub on Dale Road, Matlock.

I am one of the Ward members for the area in which these premises are located and I fully support the application for a review of the premises licence.

It is clear from the information I have received from residents and also the comprehensive report provided by the Police, that the review of this licence is justified, necessary and proportionate.

However, upon reading the report from the Police, **I was surprised that they were only seeking a one hour reduction in opening hours.**

I have been contacted on numerous occasions by local residents who have been and continue to be significantly impacted by the unacceptable violence, anti social behaviour and nuisance emanating from these premises. These incidents which breach three of the licensing objectives include:-

- Arguments spilling into the street from within the licensed premises,
- Fights on the pavement outside the venue and also in the centre of the highway,
- Criminal damage being caused to nearby properties,
- Patrons from the venue using adjacent gardens to urinate,
- Excessive noise by people leaving the premises.

I have been advised that these incidents have often occurred in the view of door staff.

This behaviour is wholly unacceptable and does not have a place in our town.

When the premises were previously run as Harveys, a similar late night venue, I cannot recall such a high volume of incidents.

It is highly concerning to see such a high volume of violence, antisocial behaviour and nuisance that has been associated with these premises, particularly when compared with other towns in Derbyshire..

Whilst I fully support innovative business in the town, ensuring its vitality and its ability to thrive, I find it difficult to support a business that allows such behaviour to consistently occur, particularly after the numerous warnings that appear to have remained unheeded.

I strongly believe that should these premises be allowed to continue utilising the existing licence there will be continued instances of violence, antisocial behaviour and nuisance spilling from the premises into the highway.

This will increase public nuisance and have a detrimental affect on public safety.

Furthermore, the compelling evidence provided by the Police, indicates to me that if the premises are allowed to continue with the current licensing conditions, it is highly likely to undermine the strong desire of our Council and Community to reduce incidents of crime and disorder.

Best wishes.

Steve.

Steve Wain.

Chair of Derbyshire Dales District Council.

Liberal Democrat District Councillor for Matlock West.

steve.wain@derbyshiredales.gov.uk

Town Hall | Matlock | Derbyshire, DE4 3NN.

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: Wibberley
Date: 06 November 2023 16:55:20

-----Original Message-----

From: Luke Wibberley
Sent: 06 October 2023 17:47
To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: Bulan

<p style="border-style: solid; border-color: #ff0000; text-align: center;">Warning External
</p>

Reference to Bulan
Luke Wibberley
4 Vernon Cottages Cromford Road DE4 4FN

Bulan is a great nightclub great atmosphere and friendly bar staff and door staff

Sent from my iPhone=

From: [Tierney, Eileen](#)
To: [Tierney, Eileen](#)
Subject: FW: Williams
Date: 06 November 2023 17:00:58

To: Tierney, Eileen <eileen.tierney@derbyshiredales.gov.uk>
-----Original Message-----

From: Elisha Williams
Sent: 06 October 2023 10:22
To: Licensing Inbox <LicensingInbox@derbyshiredales.gov.uk>
Subject: bulan
name: elisha williams
home address: 21 overdale de43es

i am writing a review on bulan, the staff at bulan are amazing, so kind and always helpful, the doorman's are also amazing, very friendly to everyone as well.

Sent from my iPhone