

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL (WALES)

Reference: File Number: RPT/0090/01/26

In the matter of 23 Woodlands Park, Pontypool, NP4 6UP

In the matter of an Application under section 54 of the Mobile Homes (Wales) Act 2013

APPLICANT: Mrs. H. Cowles

RESPONDENT: Hill's Leisure UK Limited
Represented by Horsley Law

Tribunal Panel

Tribunal Judge Michael Draper
Tribunal member Andrew Weeks
Tribunal member Dr Angie Ash

Decision

The Tribunal concludes that without reasons being submitted to support grounds of appeal then permission for appeal is refused.

1. The Respondent (hereafter referred to as the Applicant) seeks permission to appeal against the order ('the Decision') of the Tribunal dated the 19th May 2026.

2. The application was filed on the 9th June 2026 and has been received within 21 days of receiving notification of the Decision, in accordance with regulation 20 of the Leasehold Valuation Tribunals (Procedure) Wales Regulations 2004.

3. The application complies with the basic requirements in that it: i) contains the name of the Applicant (the Respondents in the original application to the tribunal); ii) identifies the decision to which it relates; iii) identifies the alleged error or errors of law in the Decision and; iv) states the result that the party making the application seeks.

4. The Applicant puts forward 5 grounds of appeal

1. The Tribunal erred in law in its approach to the construction of the Agreement and the determination of the extent of the pitch.
2. The Tribunal erred in law in its reliance upon subsequent conduct and physical features arising after the date of the Agreement when determining the original intentions of the parties.
3. The Tribunal misapplied the principles identified in *Ali v Lane* [2006] EWCA Civ 1532 and related authorities.
4. The Tribunal exceeded its jurisdiction by making findings which effectively determined rights over land beyond the proper interpretation of the Agreement.

5. The Tribunal's conclusion that the disputed parking space formed part of Plot 23 was not supported by the evidence before it and/or was reached by applying
6. The Applicant has submitted a one page document by way of appeal and fails to give supporting reasons in that document for the grounds of appeal. The document simply sets out grounds of appeal. The Document was received on the last day permitted under the regulations for an appeal which might explain the absence of any reasons.
7. The Tribunal does not accept the appeal is justified and specifically the Tribunal do not accept without more that it erred in law, misapplied principles of law or exceeded its jurisdiction.
8. Accordingly, the Tribunal concludes that without reasons being submitted to support grounds of appeal then permission for appeal is refused.

Dated this 29th day of June 2026

Tribunal Judge Michael Draper