

# Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

**Wednesday 2<sup>nd</sup> September 2026 at 6.30pm**

**At Council Chamber, Council Offices, Market Street,  
Newbury, RG14 5LD**

**&**

**And via Zoom**

**[to be read in conjunction with the main agenda]**

*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*



**WestBerkshire**  
C O U N C I L

25/02941/FULMAJ

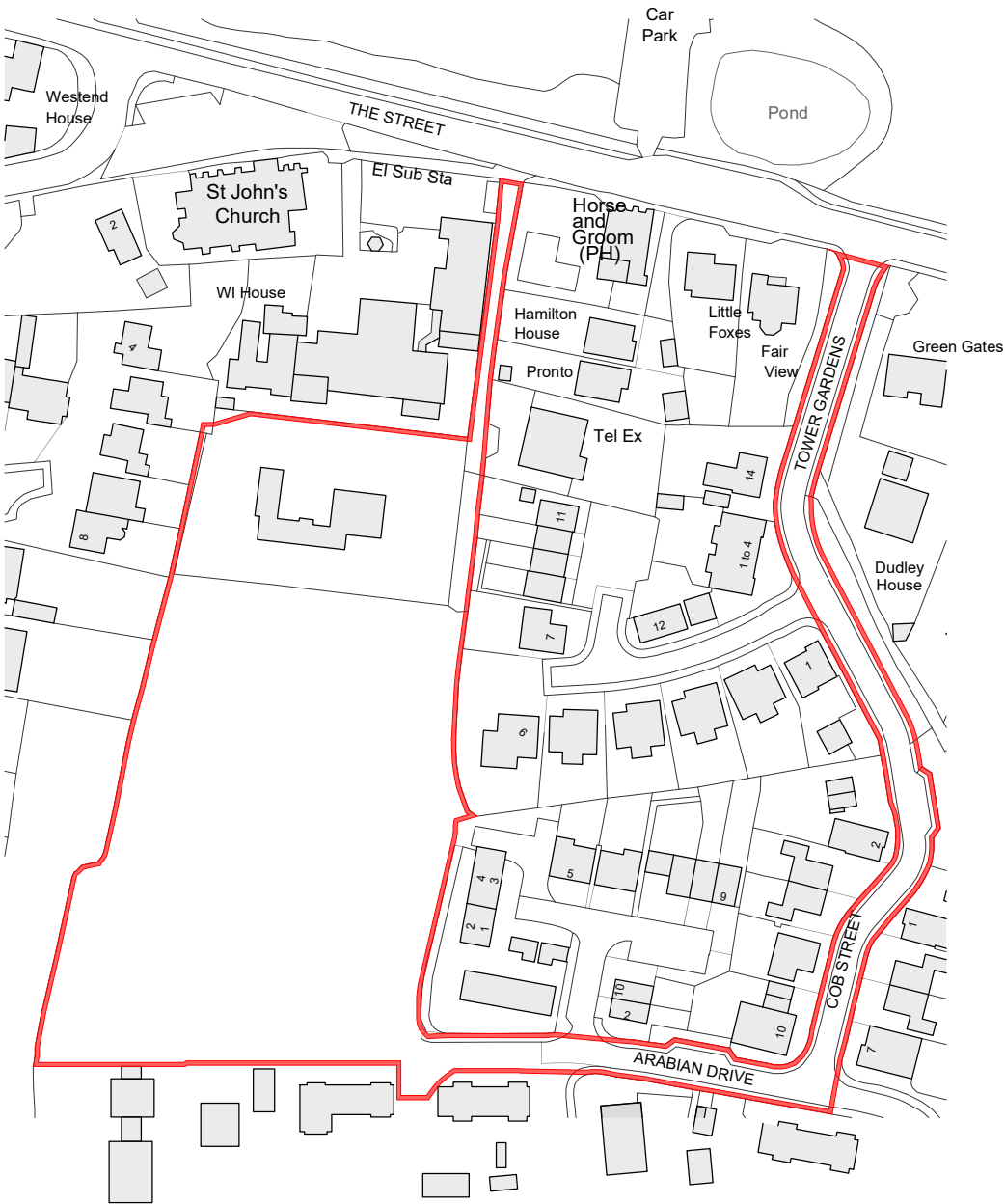
Redwoods

The Street

Mortimer Common

Reading

RG7 3RD



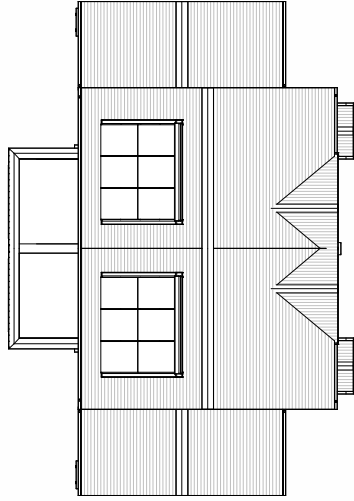
 Site Application Boundary



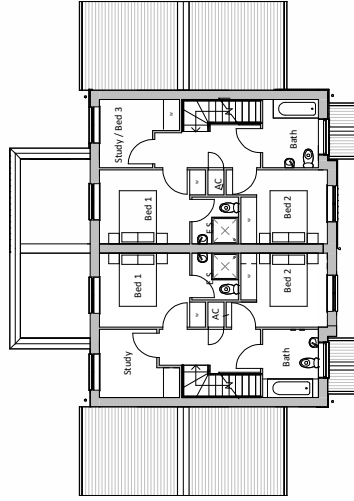
| ISSUE | DATE     | DESCRIPTION                               | DRAWN | CHECKED |
|-------|----------|-------------------------------------------|-------|---------|
| v1    | 30.11.23 | -                                         | LS    | HW      |
| v2    | 01.12.23 | Draft issue to client                     | HW    | -       |
| v3    | 07.12.23 | General amendments                        | HW    | -       |
| v4    | 20.10.25 | Updated red line and OS                   | RD    | -       |
| v5    | 18.12.25 | OS licence number added, Red Line amended | RD    | -       |
|       |          |                                           |       |         |
|       |          |                                           |       |         |
|       |          |                                           |       |         |

|          |                    |          |  |
|----------|--------------------|----------|--|
| CLIENT:  | T A Fisher         |          |  |
| PROJECT: | Mortimer Phase 4   |          |  |
| DRAWING: | Site Location Plan | 1:1250   |  |
| NUMBER:  | 51221-XX-P1-01     | A3       |  |
| ISSUE:   | v5                 | 18.12.25 |  |

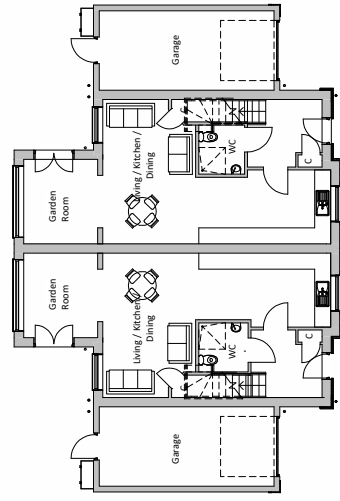




Roof Plan  
1:100



First Floor  
1:100



Ground Floor  
1:100



East (Front)  
1:100



North  
1:100

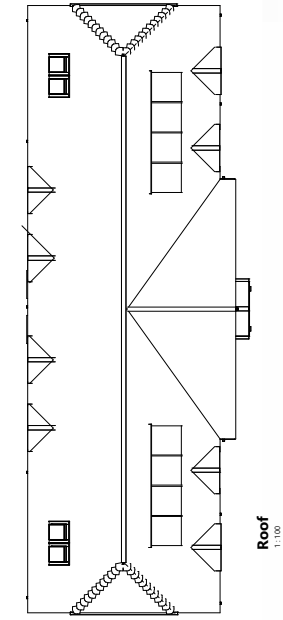


West (Rear)  
1:100



South  
1:100





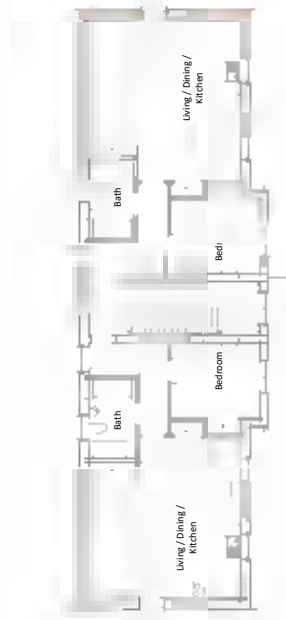
**Roof**  
1:100



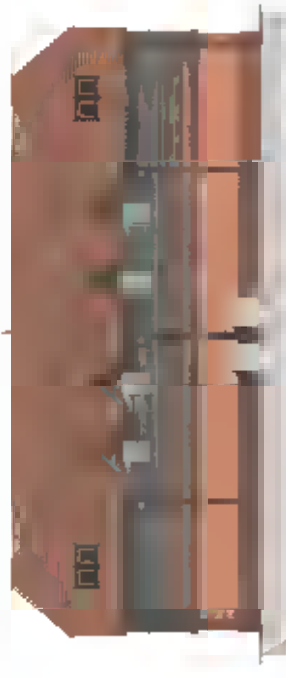
**South**  
1:100



**East**  
1:100



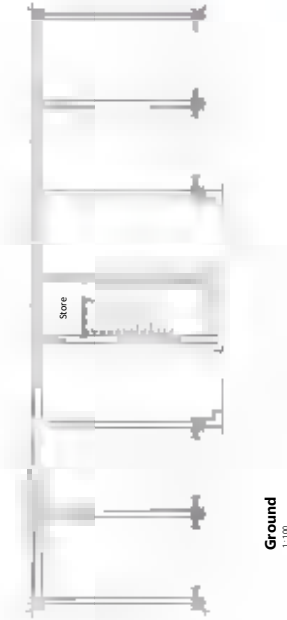
**First**  
1:100



**North**  
1:100

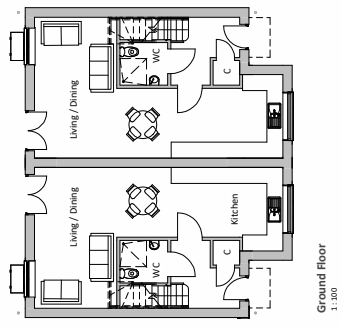
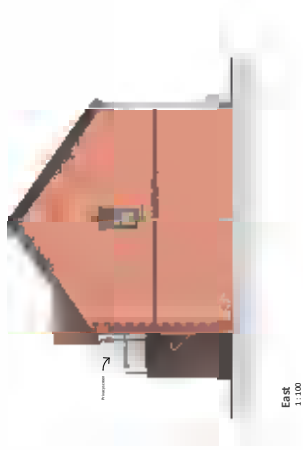
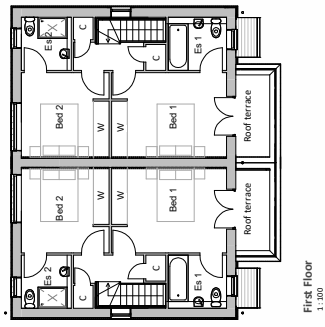
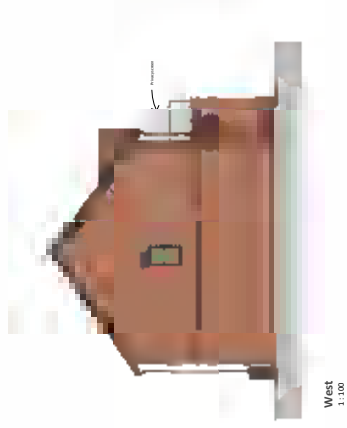
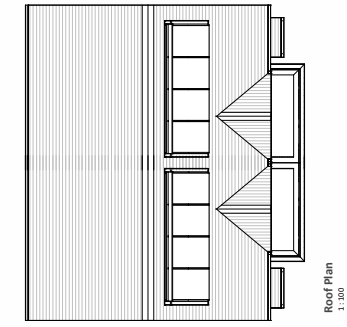


**West**  
1:100

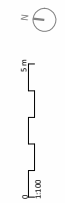


**Ground**  
1:100

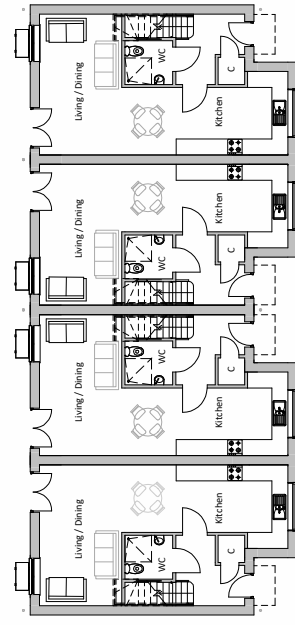
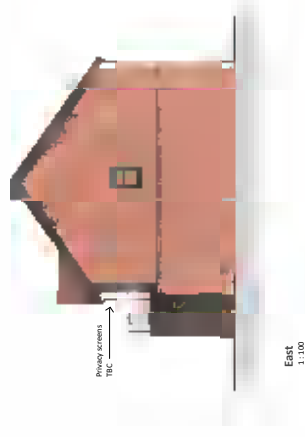
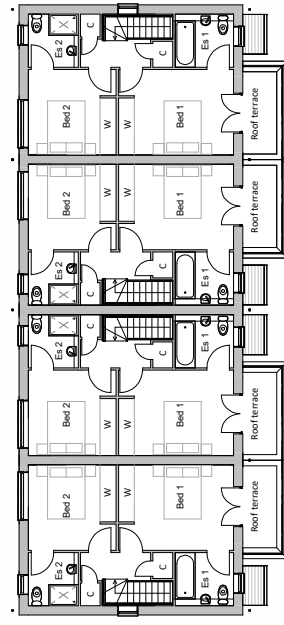
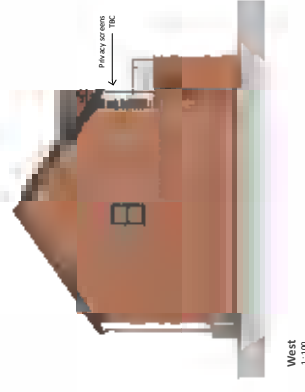
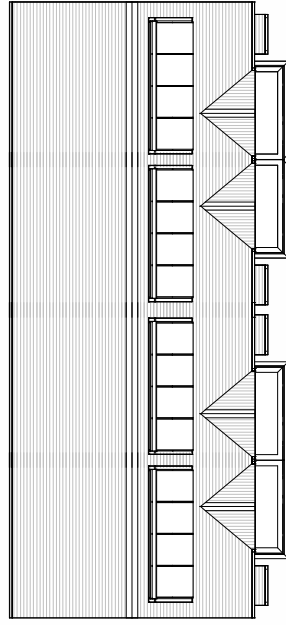




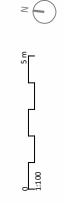
Q: This company has a lot of good ideas, but they don't get shared in a lot of places, neither do you get the ideas themselves. They could do a good brainstorm and then have someone write the ideas down and then have them shared. They could do a good brainstorm and then have someone write the ideas down and then have them shared.

[illegible]

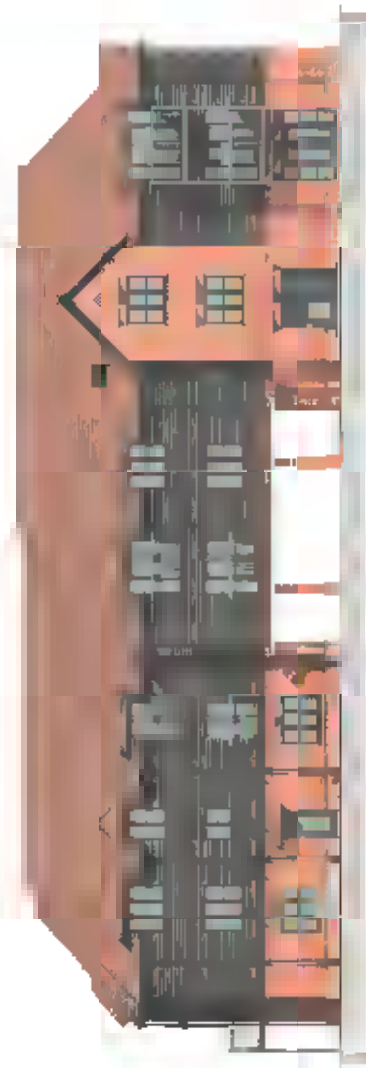




|           |                     |
|-----------|---------------------|
| CUSTOMER: | Y A Fisher          |
| PROJECT:  | Phase 4, Mortimer   |
| DRAWING:  | Proposed Unit 13-16 |
| NUMBER:   | 51.221-MT3-P-2-02   |
|           | A1                  |

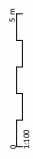
[illegible]

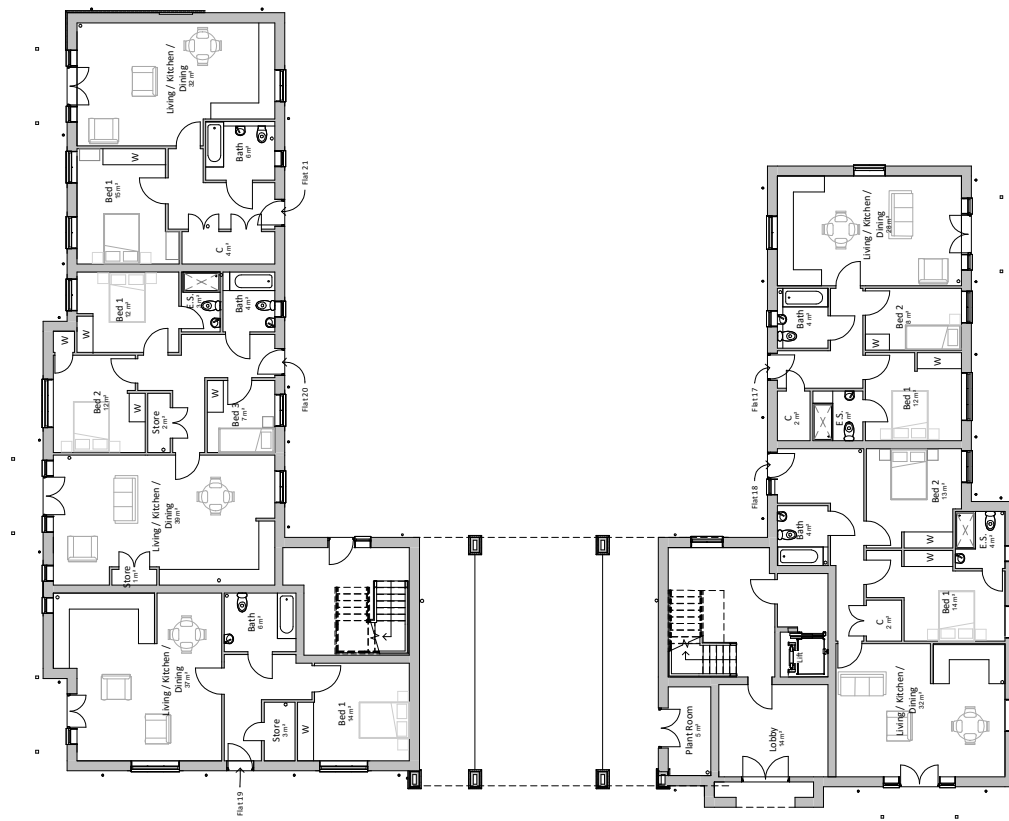
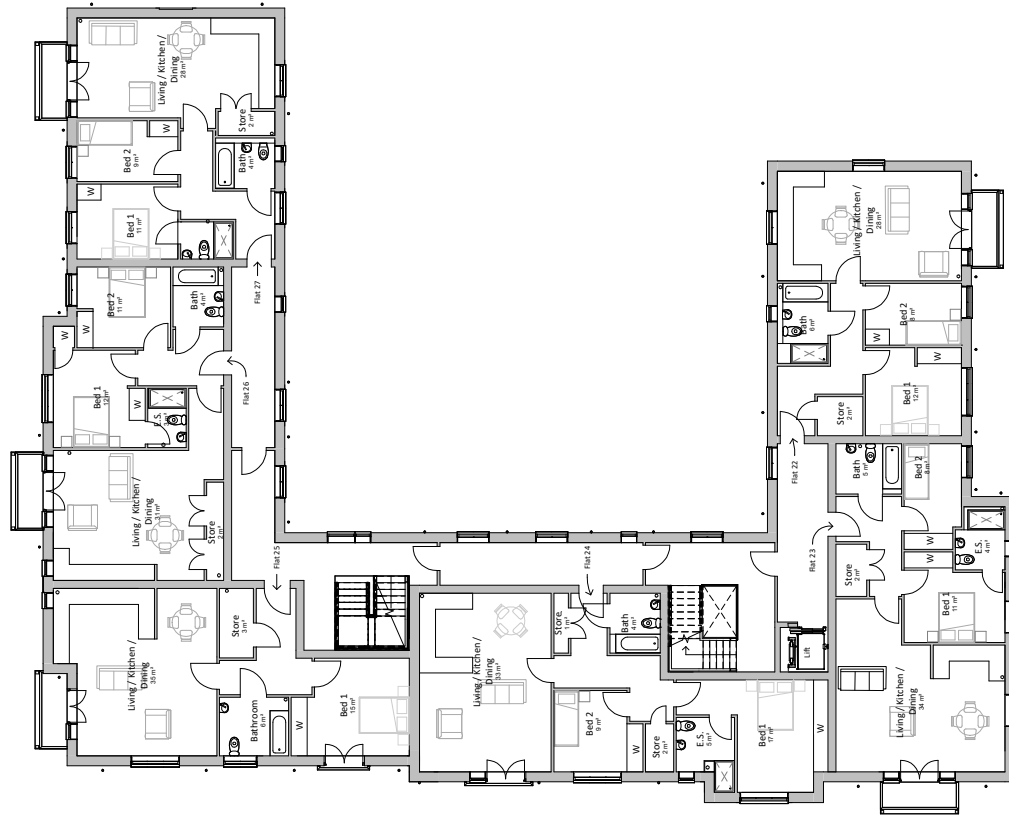




If this is a percentage of sales, the following calculation will show the effect of a 10% increase in sales on the contribution margin. Assume that the company has sales of \$100,000, a variable cost of \$60,000, and a fixed cost of \$20,000. The contribution margin is \$20,000, or 20% of sales. If sales increase to \$110,000, the variable cost will increase to \$66,000, and the contribution margin will increase to \$24,000, or 21.8% of sales. The increase in the contribution margin is 9%.

|           |                     |       |
|-----------|---------------------|-------|
| CUSTOMER: | T A Fisher          |       |
| PROJECT:  | Phase 4, Mortimer   |       |
| DRAWING   | Proposed Elevations | 1:100 |
| NUMBER:   | 51221-AP1-P3-01     | A1    |

[illegible]



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**NOTES:**

1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions are to centerline unless otherwise specified.
3. All dimensions are to be maintained throughout the life of the structure.
4. All dimensions are to be maintained throughout the life of the structure.
5. All dimensions are to be maintained throughout the life of the structure.
6. All dimensions are to be maintained throughout the life of the structure.
7. All dimensions are to be maintained throughout the life of the structure.
8. All dimensions are to be maintained throughout the life of the structure.
9. All dimensions are to be maintained throughout the life of the structure.
10. All dimensions are to be maintained throughout the life of the structure.

**PROVISION**

**DATE:** 11.03.26

**BY:** A1

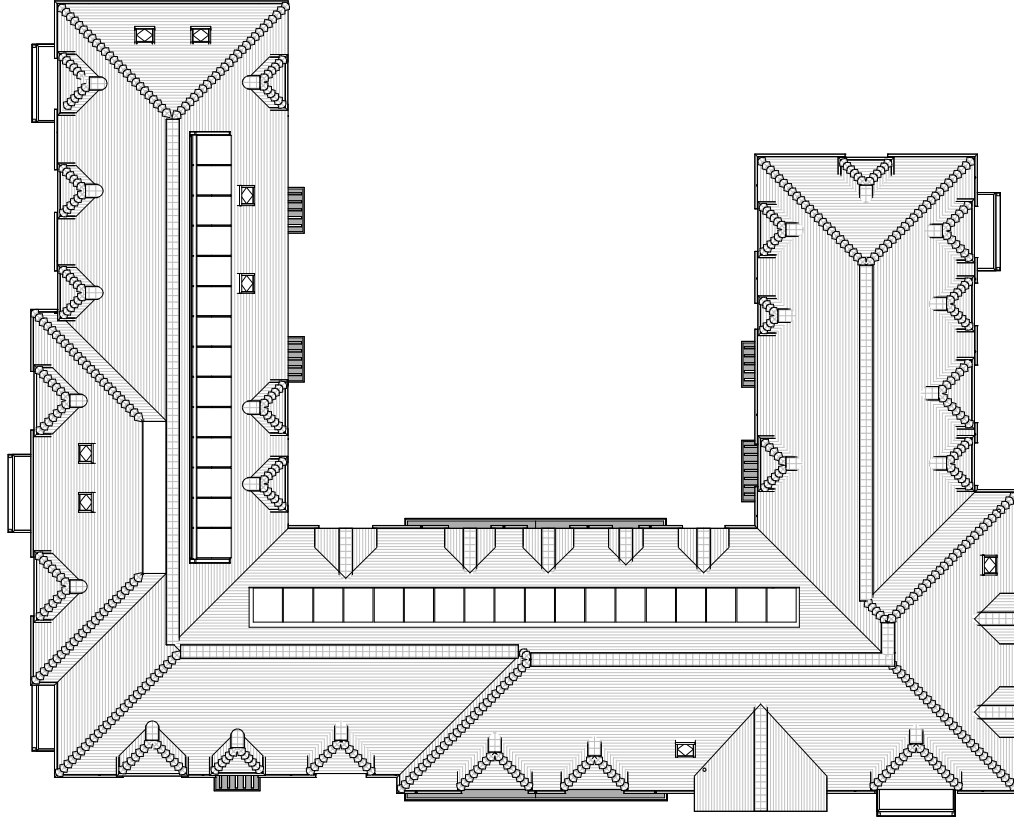
**PROJECT:** Phase 4, Northside

**CLIENT:** T A Fisher

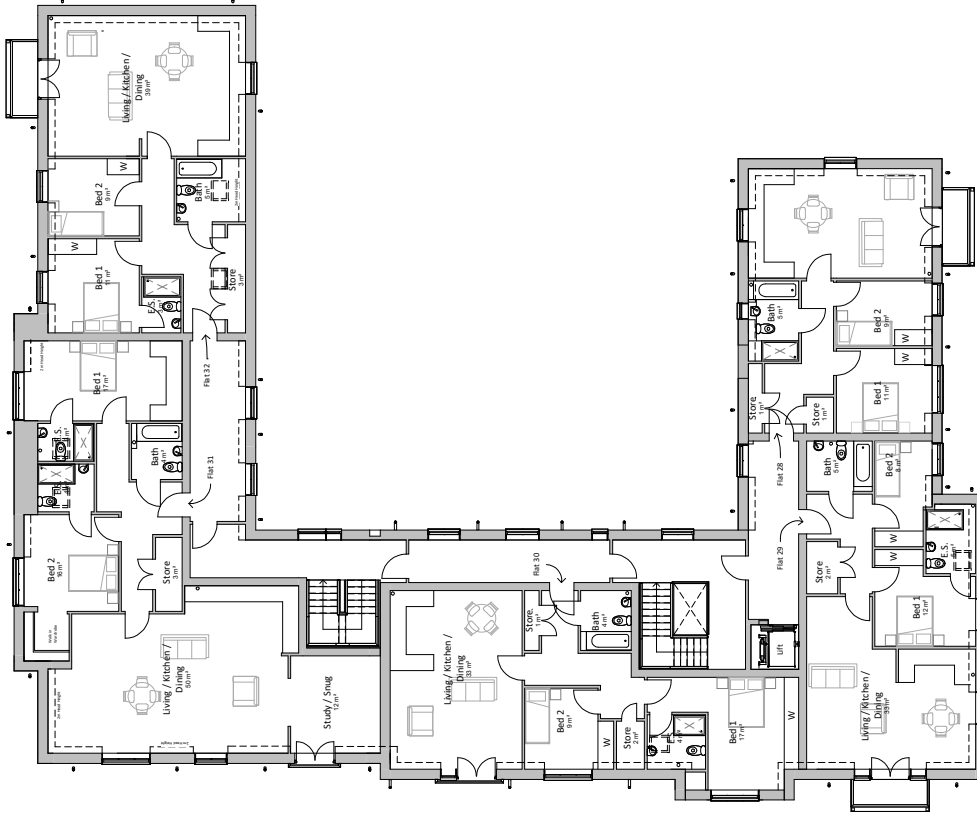
**DRAWING:** 1.100

**NUMBER:** 5122.AP.P2.01

**SCALE:** 1:50



Roof Plan  
1:100



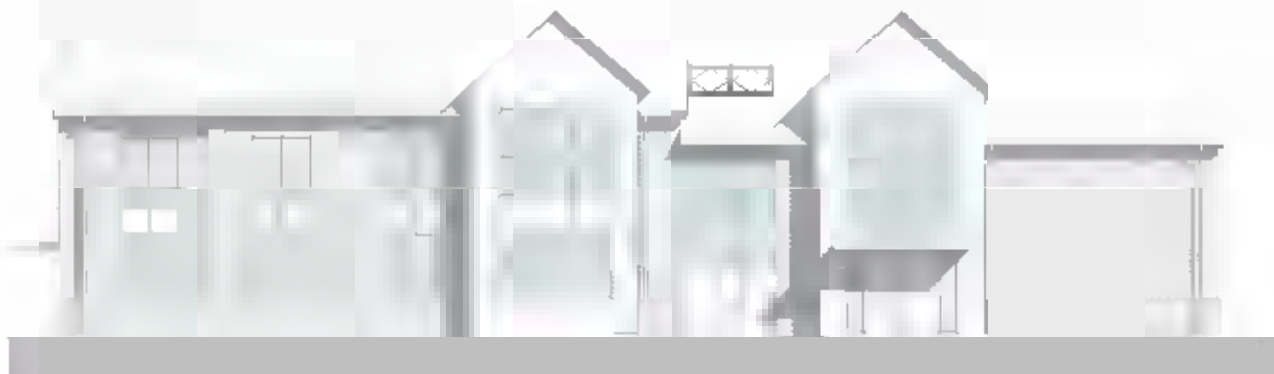
Second Floor  
1:100

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| NO. | REVISION                | DATE     | BY | CHECKED |
|-----|-------------------------|----------|----|---------|
| 1   | ISSUED FOR PERMIT       | 11.08.26 | AL |         |
| 2   | ISSUED FOR CONSTRUCTION |          |    |         |
| 3   |                         |          |    |         |
| 4   |                         |          |    |         |
| 5   |                         |          |    |         |
| 6   |                         |          |    |         |
| 7   |                         |          |    |         |
| 8   |                         |          |    |         |
| 9   |                         |          |    |         |
| 10  |                         |          |    |         |

|           |                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT:   | TAIHER                                                                                                                                                                                                                                                                                                                                                                                              |
| PROJECT:  | Phase 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 |
| PLANNING: | 51221-AP1 P2-02                                                                                                                                                                                                                                                                                                                                                                                     |
| NUMBER:   | 45                                                                                                                                                                                                                                                                                                                                                                                                  |
| SCALE:    | 1:100                                                                                                                                                                                                                                                                                                                                                                                               |



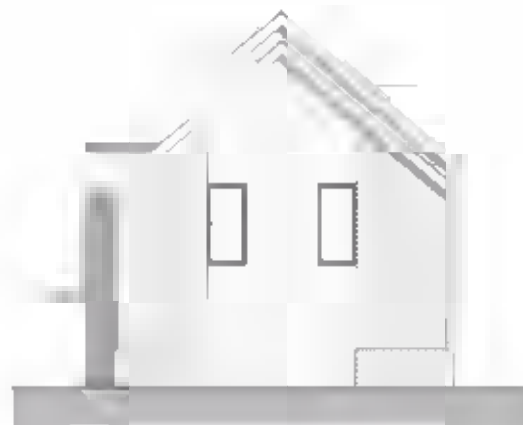
South  
1 : 100



North  
1 : 100



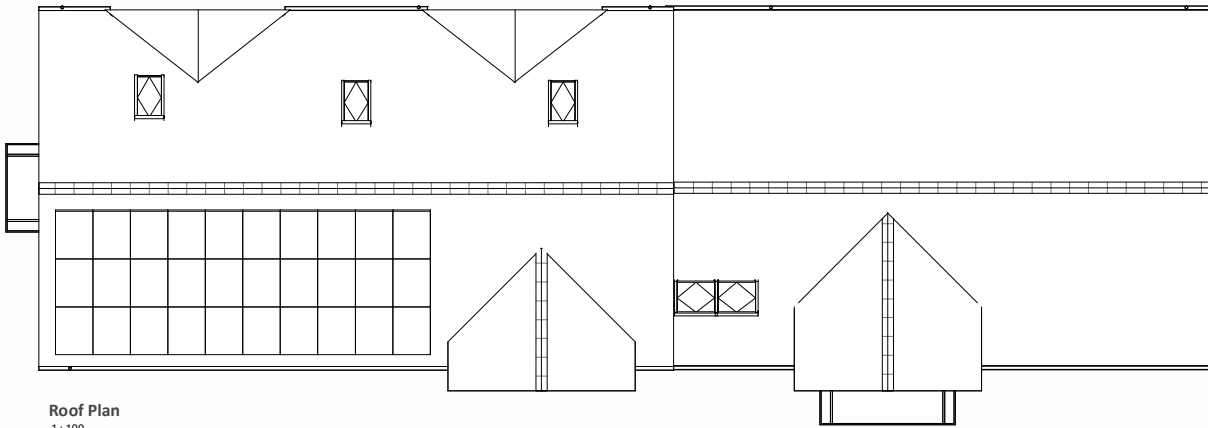
West  
1 : 100



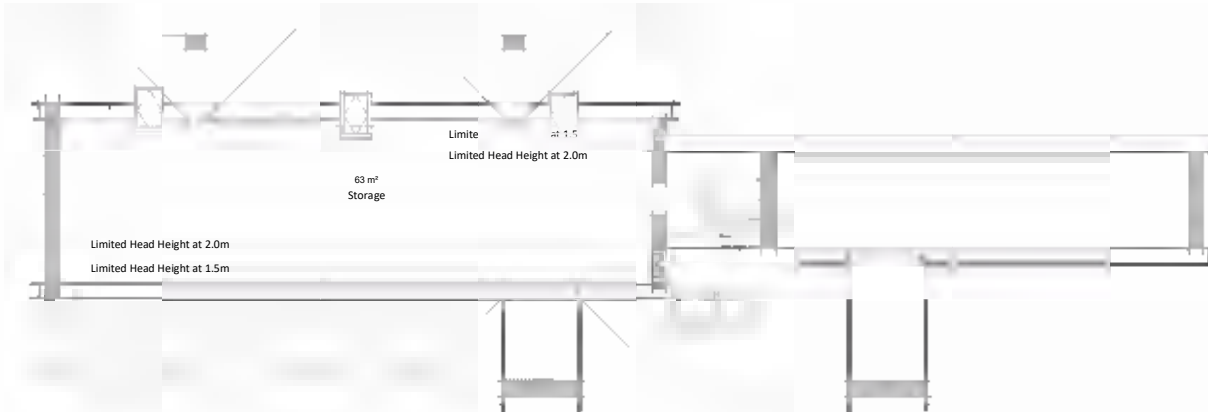
East  
1 : 100

| REV | DATE     | DESCRIPTION                                 | ISSUED | CHECKED |
|-----|----------|---------------------------------------------|--------|---------|
| 1   | 12.11.24 | Final Planning Draw                         | OK     | OK      |
| 2   | 12.11.24 | Revised drawing for construction            | OK     | OK      |
| 3   | 12.11.24 | Revised drawing following planning comments | OK     | OK      |
| 4   | 12.11.24 | Revised drawing following planning comments | OK     | OK      |
| 5   | 12.11.24 | Final drawing for construction              | OK     | OK      |
| 6   | 12.11.24 | Final drawing for construction              | OK     | OK      |
| 7   | 12.11.24 | Final drawing for construction              | OK     | OK      |
| 8   | 12.11.24 | Final drawing for construction              | OK     | OK      |
| 9   | 12.11.24 | Final drawing for construction              | OK     | OK      |
| 10  | 12.11.24 | Final drawing for construction              | OK     | OK      |

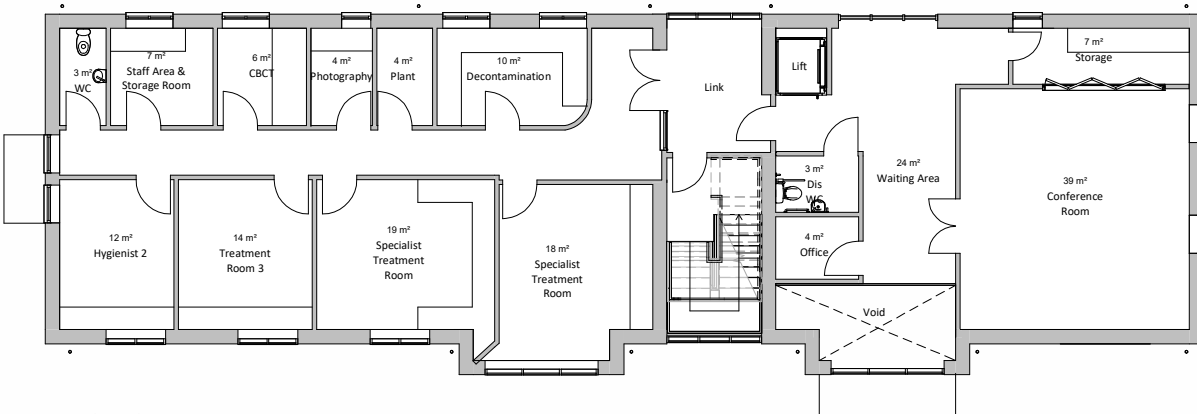
|          |                          |
|----------|--------------------------|
| CLIENT:  | T A Fisher               |
| PROJECT: | Dental Surgery, Mortimer |
| DRAWING: | Proposed Elevations      |
| NUMBER:  | 51221-DEN-P3-01          |
| ISSUE:   | v5                       |
|          | 1 : 100                  |
|          | A2                       |
|          | 12.11.24                 |



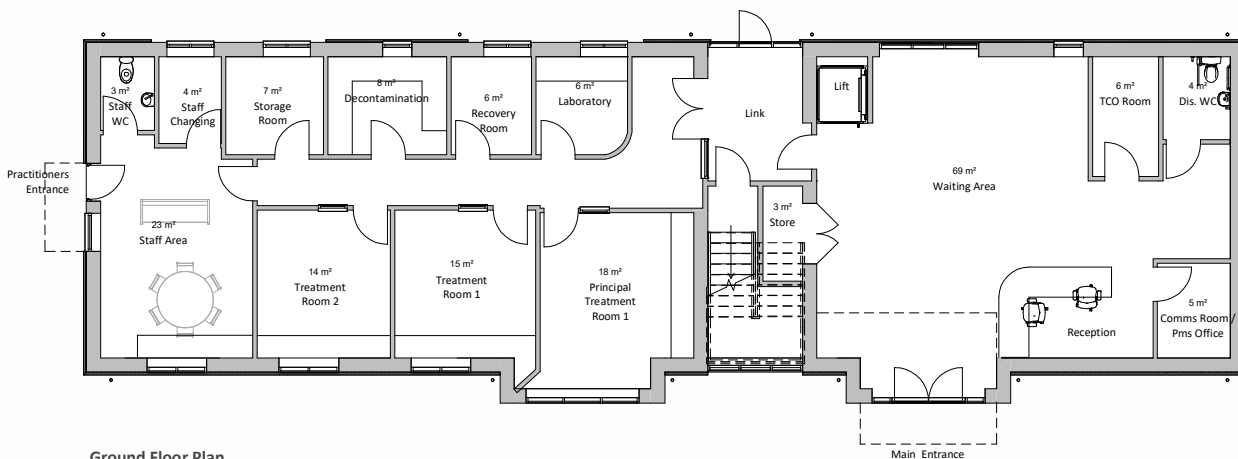
**Roof Plan**  
1:100



**Second Floor Plan**  
1:100



**First Floor Plan**  
1:100



**Ground Floor Plan**  
1:100

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0 5 m  
1:100



| REV | DATE     | DESCRIPTION                  | DRAWN | CHECKED |
|-----|----------|------------------------------|-------|---------|
| 01  | 01.12.20 | Draft Planning Application   | AV    | AV      |
| 02  | 11.02.21 | Revised Planning Application | AV    | AV      |
| 03  | 24.02.21 | Revised Planning Application | AV    | AV      |
| 04  | 11.03.21 | Revised Planning Application | AV    | AV      |
| 05  | 01.11.21 | Revised Planning Application | AV    | AV      |
| 06  | 11.12.21 | Revised Planning Application | AV    | AV      |
| 07  | 01.01.22 | Revised Planning Application | AV    | AV      |
| 08  | 01.01.22 | Revised Planning Application | AV    | AV      |

|          |                          |
|----------|--------------------------|
| CLIENT:  | T A Fisher               |
| PROJECT: | Dental Surgery, Mortimer |
| DRAWING: | Proposed Floor Plans     |
| NUMBER:  | 51221-DEN-P2-01          |
| ISSUE:   | v8                       |
|          | 1:100                    |
|          | A2                       |
|          | 08.01.26                 |



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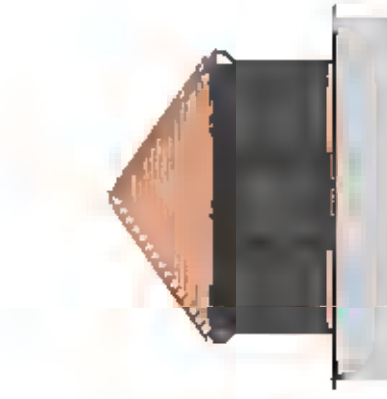




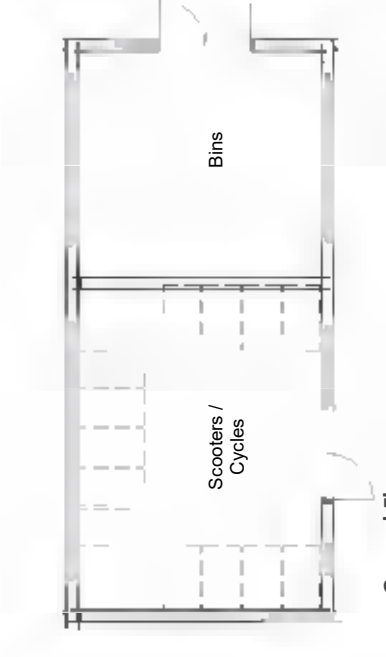
**Roof**  
**1 : 100**



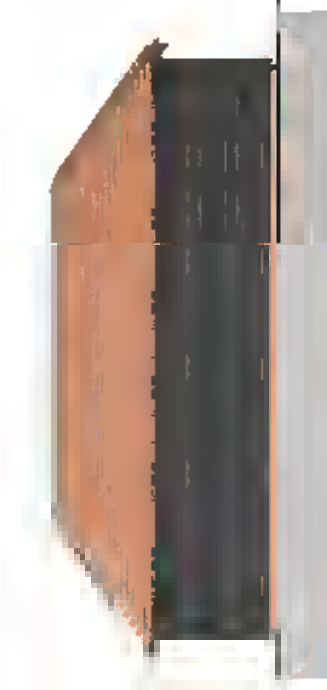
**Front**  
1: 100



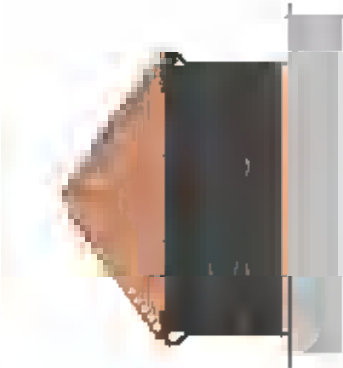
**Side 1**  
**1 : 100**



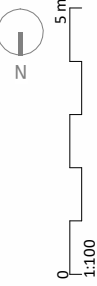
**Ground Floor**  
1 : 100



**Rear**  
**1:100**



**Side 2**  
**1:100**



The data shown here is for the purpose of supporting a planning application only. Only scale from this drawing to the point of submitting a planning application. Do not use from this drawing for construction purposes.

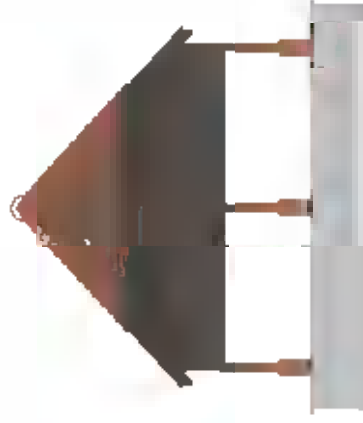
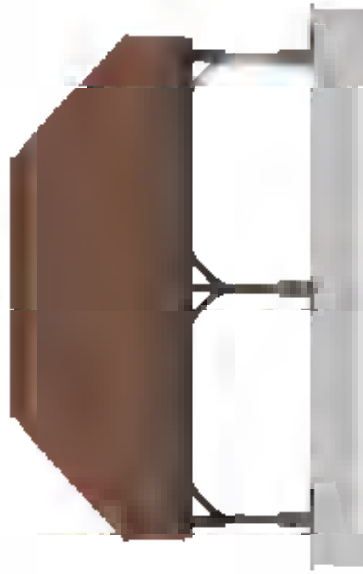
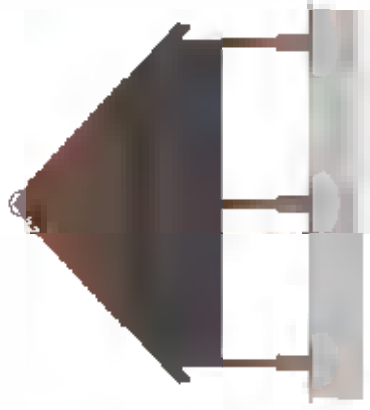
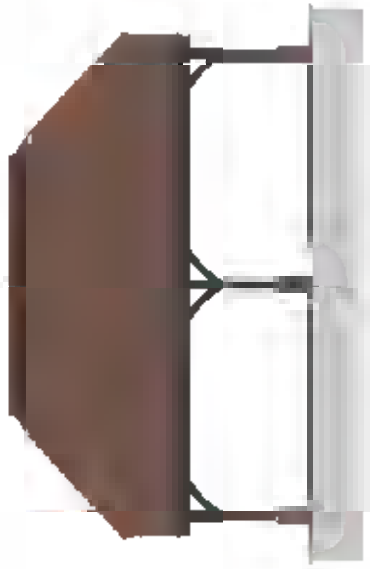
The proposal presented here is subject to review by specialist consultants, and to be read in conjunction with all relevant specialist's drawings and information on where applicable. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

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| REV | DATE     | DESCRIPTION                             | DRAWN | CHECKED |
|-----|----------|-----------------------------------------|-------|---------|
| v-1 | 26.09.24 | First issue                             | NV    | -       |
| v-2 | 11.10.24 | Layout handed to suit BC9               | NV    | -       |
| v-3 | 05.12.24 | General amendments to the doc           | NV    | RD      |
| v-4 | 04.12.25 | Coordination adjusted to match the plan | RD    |         |
|     |          |                                         |       |         |
|     |          |                                         |       |         |
|     |          |                                         |       |         |
|     |          |                                         |       |         |
|     |          |                                         |       |         |

|          |                           |          |
|----------|---------------------------|----------|
| CLIENT:  | T A Fisher                |          |
| PROJECT: | Phase 4, Mortimer         |          |
| DRAWING: | Store B Plans & Elevation |          |
| NUMBER:  | 51221-SB-P2-01            |          |
| ISSUE:   | v4                        |          |
|          | 1 : 100                   | A3       |
|          |                           | 04.12.25 |



[illegible]

|          |                          |
|----------|--------------------------|
| CLIENT:  | <b>T A Fisher Ltd</b>    |
| PROJECT: | <b>Phase 4, Mortimer</b> |
| DRAWING: | <b>Car Port</b>          |
| NUMBER:  | <b>51221-CP-P2-01</b>    |
| ISSUE:   | <b>v1</b>                |
|          | <b>1 : 100</b>           |
|          | <b>A3</b>                |
|          | <b>23 10 25</b>          |



Section DD  
1:200



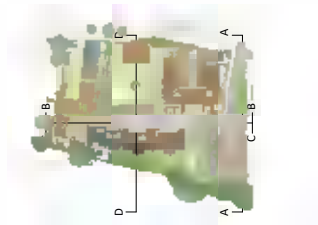
Section CC  
1:200



Section BB  
1:200



Section AA  
1:200



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0 200 300 m

| CLIENT   | TA Fisher             |
|----------|-----------------------|
| PROJECT  | Phase 4: Construction |
| PLANNING | 1:200                 |
| NUMBER   | 13.02.13-02-05-01     |
| DATE     | 11.12.15              |